

PREAMBLE

This Plan of Conservation and Development is an update. Earlier Plans of Development were adopted for the Town of Westport dating back to an original plan in 1959 and subsequent partial or complete updates in 1975, 1982 and 1987. As the community has grown and developed over time, there have been notable shifts in Westport priorities and concerns.

In the 1960s when new residential growth was burgeoning and school expansion costs were an issue, there was a willingness to promote commercial development to expand the tax base in order to off- set those costs. In the 1970's there was a shift away from that philosophy as concern grew over the changing community character and increased traffic associated with commercial expansion. In the 1982 update, the plan was amended to incorporate the Coastal Management Plan and concern grew for environmental protection. The 1987 Town Plan carried the growing concern for conservation further, by reclassifying many streets and highways to place less emphasis on traffic movement and more on neighborhood character. The 1987 Town Plan also strongly emphasized the conservation of the low density residential character of Westport with policies for limitation of commercial and multi-family expansion into single family areas and the protection of natural resources such as waterways, wetlands and coastal areas.

In 1997, the Town of Westport is almost entirely built up and by and large most Westporters are pleased with the existing status of development. State statutes have changed since that last plan was adopted in 1987 and the community is now obliged to prepare a Plan of *Conservation* and Development. The emphasis in this 1997 update is on conservation in the broad sense of conserving natural features, historic and cultural resources and the attractive and high quality residential neighborhood and business district character.

This current quality of life and community character is under pressure for potentially detrimental change from a variety of forces. First, Westport has become such a desirable location for residence that the price of real estate has risen to the point that persons desiring a modern home in Westport are acquiring and clearing older smaller residential properties and redeveloping them, or striving to build on sites which include fragile environmental conditions. Second, a similar pressure is leading to the redevelopment of many existing commercial buildings with changes that alter historic character, intensify site utilization and increase traffic and parking problems. Third, demographic shifts within the population are creating substantial demands for expanded schools and recreation facilities. Finally, state solutions to handle the increased traffic through the community, mostly over state highways, tend to focus on traffic-oriented roadway improvements which may neglect the historic scale and character of the roadway and result in undesired revisions to the community appearance.

The theme that weaves through all the various individual topical chapters of the 1997 Plan of Conservation and Development is that conservation of existing natural and built resources is valued more importantly in Westport than the promotion of new or expanded commercial or residential development. The active development effort that is encouraged within the Plan is the development of local community facilities to serve the needs of Westport's residents.

The Town Plan of *Conservation* and Development of 1997 is a comprehensive town-wide plan. In preparing this document, previous Town Plans were reviewed, the needs of the 90's were recognized, and projected future needs considered.

The underlying philosophy of this Plan is to:

1. Restrict commercial development to existing commercial zones.
2. Protect residential neighborhoods.
3. Provide some additional limited housing opportunities for Westport residents.
4. Promote needed traffic and drainage improvements.
5. Protect waterfront areas from adverse development.
6. Actively pursue the acquisition of open space; ensure that land is retained for future needs.
7. Conserve and protect natural resources.
8. Encourage the protection of historical properties.

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INTRODUCTION

INTRODUCTION

The state of Connecticut and the Town of Westport have recognized the benefit of planning for the future. Section 8-23 of the Connecticut General Statutes requires that municipalities update their Town Plan of Conservation and Development at least once every ten years. Westport has made a regular practice of updating the plan and has made it a policy to engage a wide cross-section of local citizens in the planning process.

The purpose of the Town Plan of Conservation and Development is to provide a framework of policies, needs, actions and priorities that will guide community decision-makers on issues of land use management, community facilities development, parks and recreation, open space conservation, transportation and traffic improvement, utilities services, historic preservation and coastal area management. Depending on the topical area, the issues to which the plan recommendations are relevant include capital budget decisions, location decisions, regulatory procedures, municipal management and operating budget, and the advocacy positions which the Town of Westport might take on regional or state proposals impacting the Town.

Preparation, adoption and update of the Plan of Conservation and Development is the responsibility of the Westport Planning and Zoning Commission. In 1995, the Planning and Zoning staff contacted all Town of Westport Departments for their review of the 1987 Town Plan for changes and updates. It was determined in early January 1996 that eight topical areas would be the basis of the Town Plan of 1997. Elected members of the Planning and Zoning Commission, alternates, and three Planning and Zoning staff members formed subcommittees to study these topical areas. The committees met with department heads from municipal departments associated with each topical matter as well as representatives from other municipal agencies and non-profit organizations with an interest or information to contribute on a particular topic.

The Planning and Zoning Commission also engaged a professional planning consultant firm, Harrall-Michalowski Associates, Inc.(HMA) of Hamden, Connecticut to assist in the preparation of the updated plan. The consultant prepared a series of reports on each topic which updated the status of existing conditions to 1996 and evaluated existing conditions in light of demographic and economic trends since the 1987 plan had been adopted.

The Planning and Zoning Commission topical subcommittees considered the information collected from Town agencies, boards and commissions and the input from the consultant to prepare proposed policies and needs statements and recommendations. The committee reports were then presented to the full

commission for discussion and the full commission adopted draft policies and needs statements and plan recommendation proposals to be incorporated into the 1997 Plan of Conservation and Development. These draft proposals were then the subject of Citizen Roundtable Discussions. These discussions involved groups of 10- 15 citizens reviewing each topical section and submitting comments for the Planning and Zoning Commission to consider in development of the final plan.

With the input from the roundtables and the draft proposals from the Commission, the planning consultant prepared a draft 1997 Plan of Conservation and Development. The draft was reviewed by the Commission and circulated to municipal departments and agencies for comment. It was also the subject of an information session and public hearings. The draft plan was also submitted to regional and state planning agencies with an interest in the Westport Plan.

After consideration of the advice and comment from the various parties, the Planning and Zoning Commission prepared and adopted the 1997 Plan of Conservation and Development, which is presented here. The Plan includes a summary of changes since the 1987 Town Plan and the current existing conditions. In each topical area, a series of goals, policies and recommendations are set forth regarding the future of Westport. Goals, policies and recommendations are defined as follows:

Goal: <i>A general statement of broad community principles, and the desired situation to be achieved.</i>
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Policy: A more detailed statement which describes in a general way, how the goal may be implemented and achieved and which will serve as a guide to future decisions on topical issues.

RECOMMENDATION:

A specific statement which describes an action proposed to implement the goal and policy.

This document is the culmination of the update process and supersedes the 1987 plan. The plan also incorporates by reference certain related plans and programs, including the Westport Municipal Coastal Program, the Aquifer Protection Program and the Westport Hazard Mitigation Plan. The Plan needs to be used by a Town Officials - department heads, elected and appointed officials - as a planning tool.

It is an advisory document. The Plan obtains the greatest value as a reference and guide for the following:

- ◆ Land use, subdivision and zoning decisions by the Planning and Zoning Commission;
- ◆ The adoption of new and amendment of existing regulations and ordinances relevant to land use;
- ◆ The determination of the need for and location of new or expanded public facilities and infrastructure;
- ◆ The capital budget programming of public works projects and land acquisition;
- ◆ The preservation and protection of valuable natural features and conservation of important historic and cultural resources;
- ◆ The level of staff and budget support provided to departments with responsibility to achieve goals, policies and recommendations set forth in the Plan;
- ◆ The funding and design of state projects impacting the Town of Westport.

The Implementation Section is found at the end of the plan. It places the recommendations from the eight sections into a table containing the implementing agency and an indication of whether the action is to occur short term, mid term or long term over the ten-year period of the plan. Agencies can use this section as a guide in planning and as a check on progress in the implementation of goals.

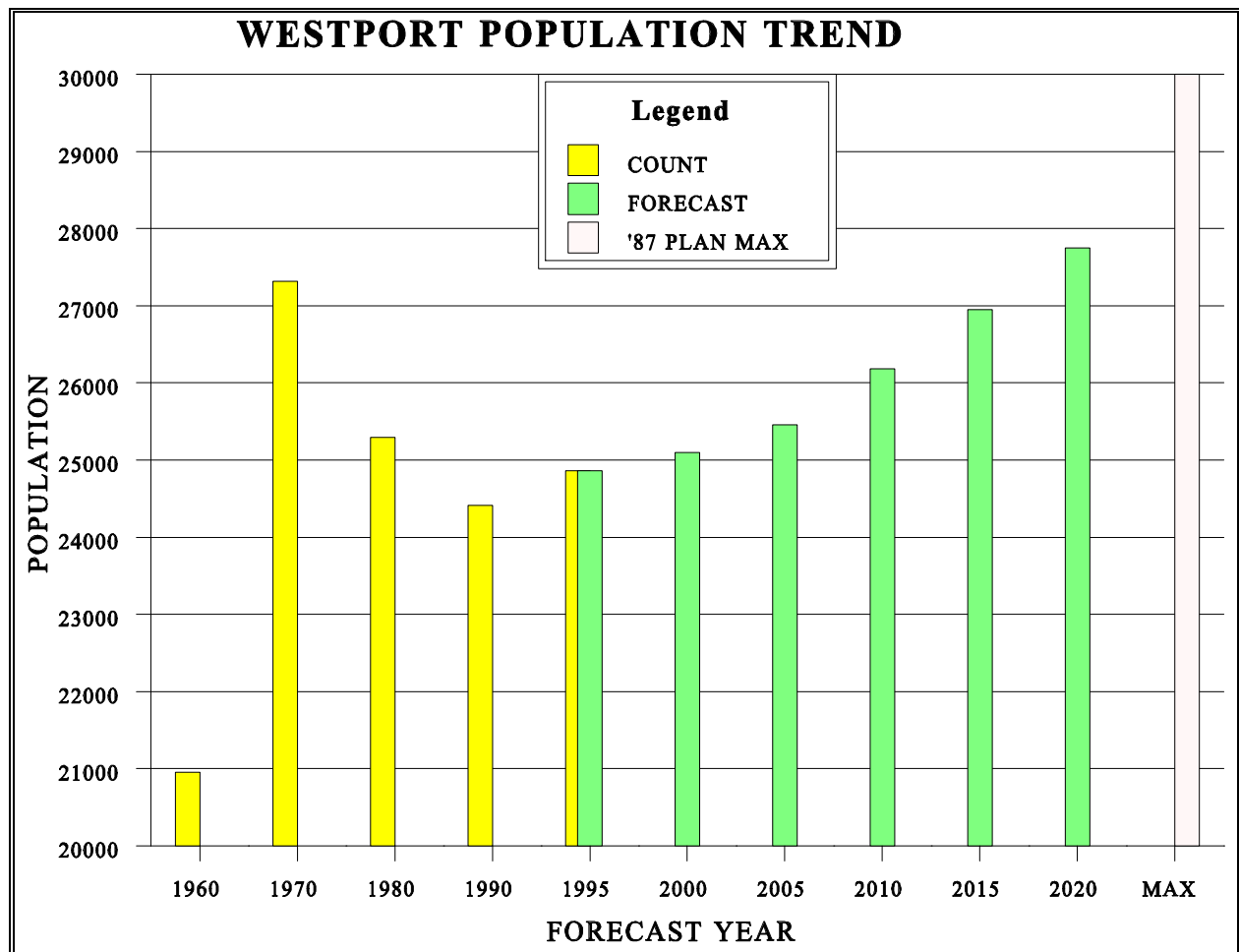
**COMMUNITY CHANGES
SINCE THE 1987 PLAN**

COMMUNITY CHANGES SINCE THE 1987 PLAN

In this section are presented key demographic and development trends over the past ten years.

Demographic Changes

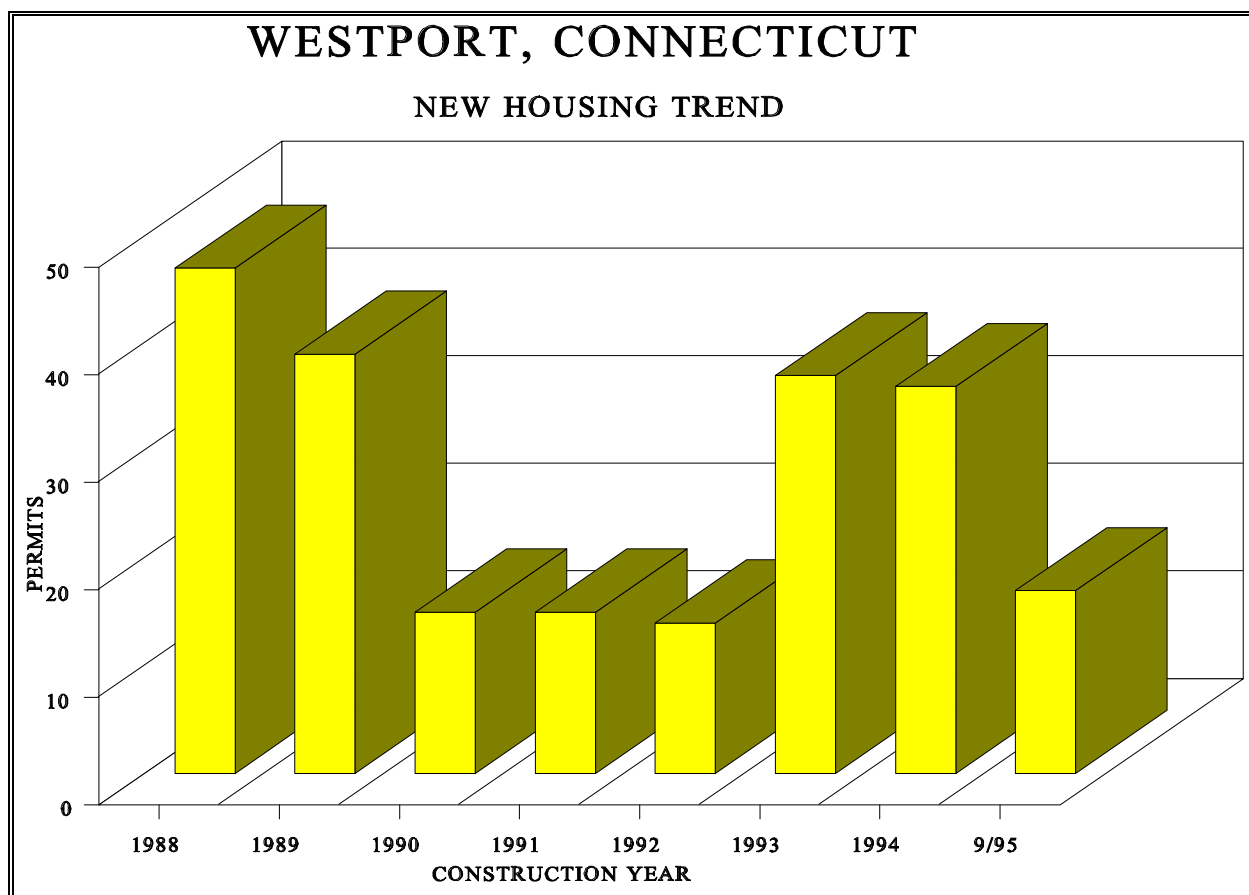
Westport's population expanded from 20,955 in 1960 to peak at 27,318 in 1970 and then declined to 25,290 in 1980 and dropped further to 24,410 in 1990. The 1987 Plan considered the base population at 1983 of 25,710 and then made adjustments for development potential to forecast a maximum population of 29,675, which was rounded to 30,000.



The upward turn in the population in the early 1980s did not endure and the net trend to 1990 was a decline which appears to have stabilized in recent years. The 1995 Connecticut Office of Policy and Management's (OPM) Westport population estimate is 24,860. OPM projects the local population to grow slowly, reaching about 25,100 in 2000, with continued slow growth leading to a population of 27,750 in 2020, about the same as the 1970 peak. The result of these recent changes is that this plan update envisions a maximum population of 28,000 rather than the earlier estimate of 30,000.

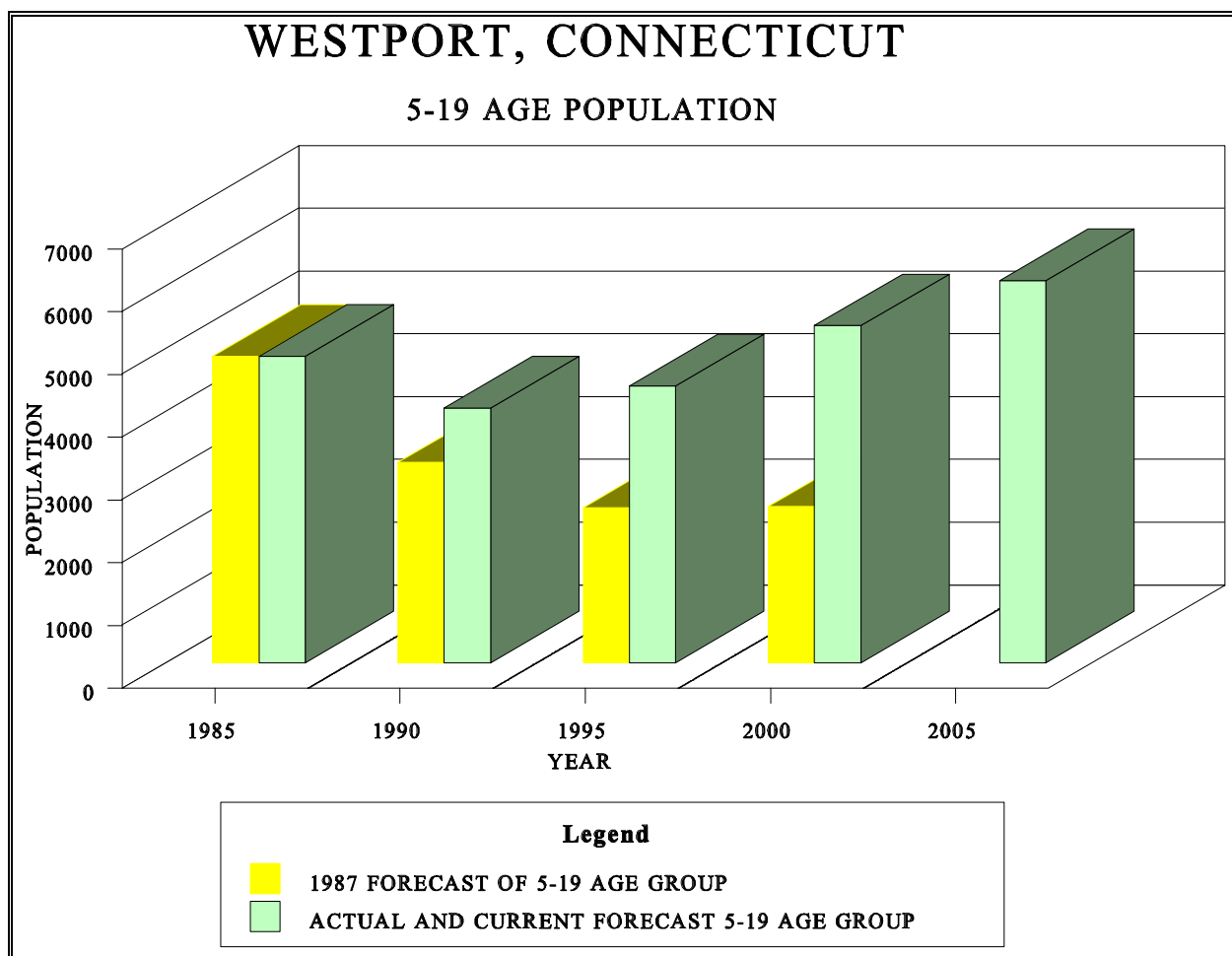
The earlier maximum population of 30,000 was projected under current zoning regulations. Residential growth potential was estimated to be 1,000 single family homes, 250 condos and 100 new apartments. Those potential units had been estimated to represent a population growth of almost 4,000 additional residents.

Actual growth has been much less. According to the state of Connecticut Department of Economic and Community Development's 1995 Construction report, actual construction from 1988 through 1995 was only about 242 units. There were also several housing units demolished over the same period, so that net gain in units was only 133. The demolition of older units in Westport is a matter of concern regarding both the character and affordability of the community.



Changes occurring *within* the population are also notable. The median age in Westport has been increasing steadily and is forecast to continue to rise in the future. In 1990, the median age was 41.4. By 2010 it is projected to be 48. The last update noted this aging of the population.

Since the 1987 Plan, there has been a reversal of the trend in Westport's school age population. The school age population is generally considered ages 5 - 19. The 1987 Plan forecast a steeply declining trend in this group - from 4,888 in 1985, to 3,188 in 1990, to 2,468 in 1995 and down to 2,483 by 2000. However, this age group has not declined. It has grown. In 1990, figures from the



Connecticut Office of Policy and Management indicate the age group was 4,059 persons and by 1995 it was up to 4,406. That is over 60% greater than anticipated in the 1987 Plan.

The Connecticut Office of Policy and Management prepares population forecasts for the state and its towns. These forecasts are broken down into age groups and show continued growth in Westport's school age populations, to 6,084 in 2005

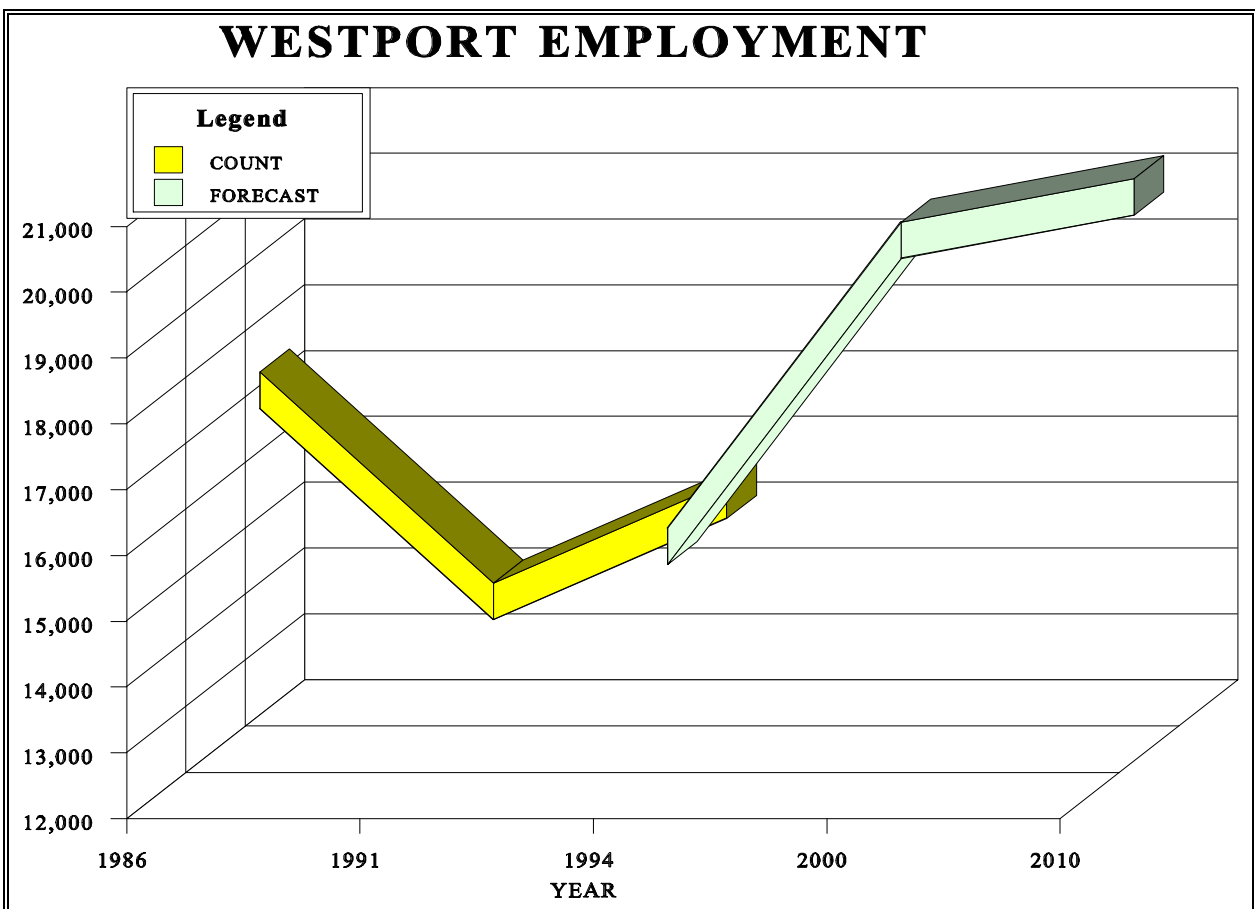
and to 6,333 in 2010, after which the age group is anticipated to decline. In fact, consistent with the earlier forecast, school enrollment declined about 17% from 1985-86 when it was 3,571 to 1990-91, when it was 2,956. But the reversal of the trend in the age group led to a turnaround in enrollment trends. This turnaround resulted in a 21% increase in school enrollment by 1995-96 to 3,589, returning the system to levels of the mid 1980s. In addition to the increase in the overall school age population, the percentage enrollment rate in the public schools has increased from about a 73% rate in 1985 and 1990 up to 81% in 1995. New England School Development Council (NESDEC) forecasts an enrollment of 5,887 in 2005-06 and continuing growth to a peak of 6,030. These forecasts are notably higher than the 3,571 enrollment in 1985-86 and raise the issue of the capacity of existing facilities to handle the pending increase. The scope of the forecast growth emphasizes a need for expanded facilities, a need which has been recognized by the Town and which is being addressed by the Board of Education.

Economic & Development Changes

Within a few years of the adoption of the 1987 Town Plan, Connecticut's economy went into the longest recession in its history. At the time of the last update employment within Westport was about 16,930. In the trough of the recession during 1991, it had dropped to about 13,720 and since then it has been recovering to about 15,260 as of 1994.

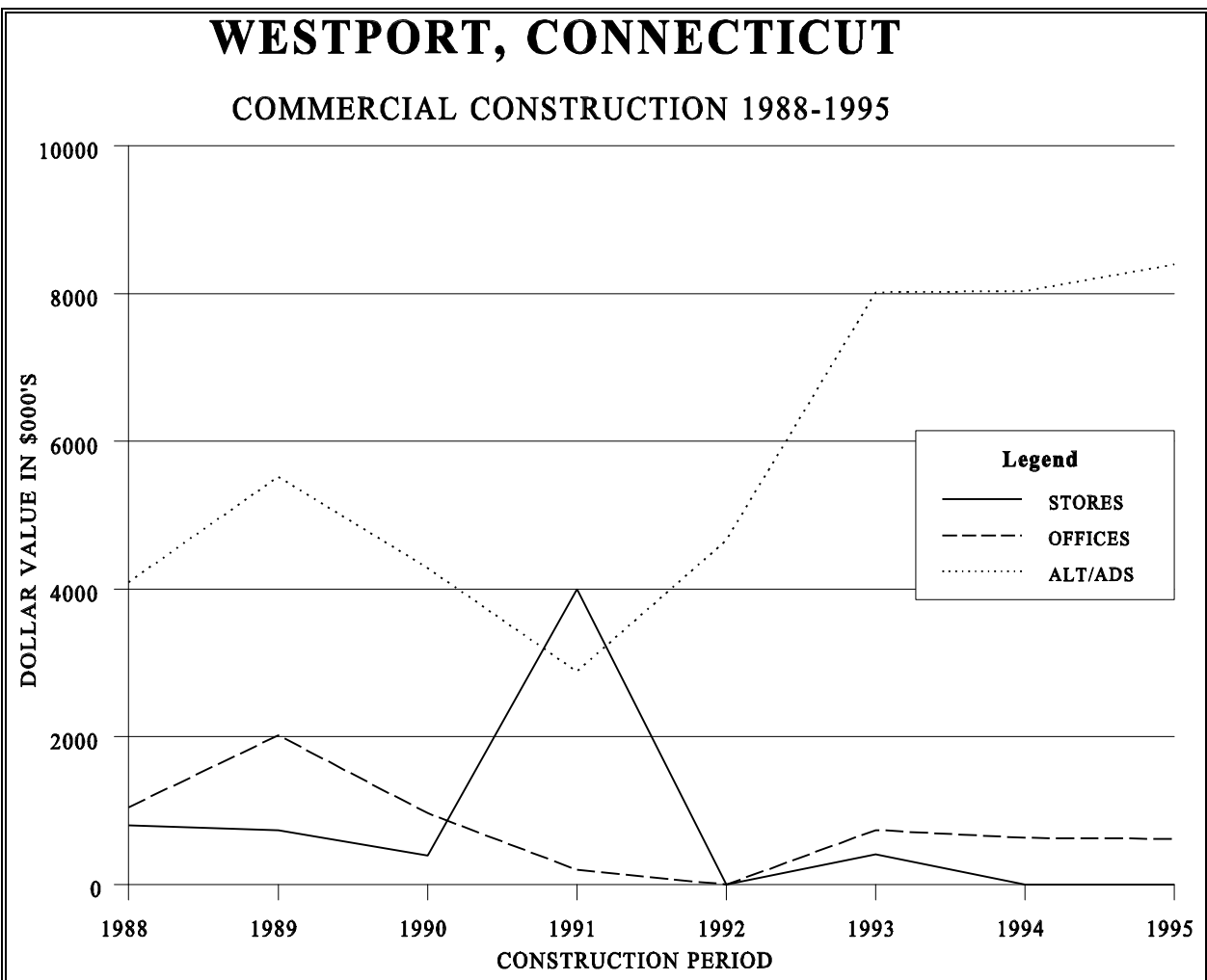
Connecticut Department of Transportation (ConnDOT) projections of local employment are 19,910 in 2000 and 20,571 by 2010. This represents a 30% growth over the next 5 years to a level substantially higher than prevailed at the time of the 1987 Town Plan update. That update did include an estimate of office development potential and associated employment growth. The 1987 Town Plan estimated that new office development could lead to increased total employment at full build out of about 19,726, which is consistent with the Connecticut DOT projections.

Generally, there is a continuing, but slowing trend in the changeover that occurred in the 70's when Westport shifted from a net out-commuter to a net in-commuter employment center. In 1970, there were 4,991 in-commutes and 6,141 out-commutes. By 1980, the balance had shifted to 9,796 in-commutes and 8,091 out-commutes. In 1990, the out-commutes were up slightly to 8,171 and the in-commutes were up also to 9,904.



The 1987 Town Plan observed that the "boom in commercial development is over." Still, since 1987, about 100,000 additional square feet of commercial space has been approved. Also, while the land available for new development may be scarce, redevelopment and reuse of older buildings is still generating significant economic expansion. Local brokers report the local office space vacancy rate has dropped from 43% in 1988 to 5.26% at the end of 1996.

The increased commercial redevelopment has produced only a slow increase in the local grand list. In 1987 the grand list was about \$2.7 billion. In 1996 it was about \$3.08 billion, roughly a 14% increase. Over the same period cost of government and educational service has risen about 57% from \$53.3 million in



1987-88 to \$83.7 million in 1997-98, an average annual increase of about 5.7%.

The Connecticut Department of Transportation regularly conducts traffic counts in

the South Western Region. The latest available traffic counts for Westport were collected in 1995. The counts estimate average daily traffic (ADT) passing over a defined section of state numbered routes in both directions. Westport traffic counts collected by ConnDOT and listed in Data memo#96-13 published by the South Western Regional Planning Agency were compared to counts at the same locations included in the addenda to the 1987 Plan.

The intensification of commercial areas through reuse and redevelopment can be correlated to some increasing trends in traffic volumes. A look at volumes along Post Road since the 1987 Town Plan indicates that traffic along Post Road West has generally been stable, but in the downtown vicinity and along Post Road East volumes have tended to increase by about 15% to 20% since 1986.

Based on those comparisons of 1986 and 1995 counts, traffic volumes along Route 33 have increased about 5% to 9% between 1-95 and the Post Road and there has been about an 11 % increase from the Post Road to Route 57. North of the Route 57 intersection, volumes on Route 33 have tended to be stable.

Traffic counts along Route 57 have recorded about an 8% increase between the Saugatuck River at Canal Street and Cross Highway. More northerly sections of Route 57 have recorded stable or declining volumes. Increases on the Merritt Parkway have been about 15% since 1986 and along I-95 traffic has grown about 30% since 1986.

Summary of Trends Since the 1987 Town Plan

Total population has not increased as forecast, and seems likely to stabilize under 28,000.

School-age population has increased and is expected to increase further. This reverses a trend in the 1987 Town Plan and emphasizes a need for expanded school facilities.

The elderly population continues to increase as expected.

New residential and commercial construction has not been significant because of a lack of vacant land. However, this scarcity of land is resulting in demolition of older homes and modernization of commercial properties. In addition, there is greater development pressure on environmentally sensitive sites containing steep slopes and wetlands. All of these factors combine to create a cumulative impact on community character.

The recession was not anticipated in 1987, but recovery and future employment

forecasts by Conn DOT indicate employment levels are likely to recover to dimensions estimated in the 1987 plan.

Only two highway sections demonstrated traffic increases over 15% since the counts were taken for the 1987 Town Plan. Several sections demonstrated more modest increases in traffic and several sections demonstrated stable or declining counts. Traffic volume trends suggest that the 1987 Town Plan shift away from wider roads to a scaled down rural philosophy of narrower roads remains viable recommendation. Particularly congested areas will require attention and at critical high volume locations such as Post Road East, the state is considering roadway improvements.

NATURAL RESOURCES

NATURAL RESOURCES

Existing Conditions

The natural features of a community are typically its most enduring. But the constant change and intensification of the man-made environment can impact the visibility, quality and continued viability of natural areas.

The Town of Westport's natural environment has not changed substantially since the Town last updated its Plan of Development in 1987. Outstanding natural areas remain the coastal zone on Long Island Sound and the Saugatuck River and other lesser waterways. The Plan identifies those areas as natural resources to be protected and enhanced. A brief review of the local natural features inventory is presented here with reference to progress made since 1987 and current management practices in place.

Landforms

The terrain in Westport tends to vary from fairly level to steeply rolling. Maximum elevations reach up to 270' above sea level. Still, the USGS topographic maps identify certain prominent elevations: Charcoal Hill, Prospect Hill, Turkey Hill and Benjamin Hill.

Wetlands and Other Soil Classifications

Soils classifications in Westport are mainly three principal groups: Agawam-Hinckley Haven; Charlton-Hollis and Paxton-Woodbridge-Ridgebury. The Agawam classification tends to be located in river valleys and coastal areas. The Charlton classification tends to run in upland areas in a band which stretches from Compo Beach northeasterly to the Fairfield town line. The Paxton classification is located along Prospect Hill and east of the Norwalk town line south of the Merritt Parkway.

Protection of wetlands is a vital consideration for natural habitat maintenance, water quality protection and flood hazard mitigation. Westport has established regulations to control filling, drainage and encroachment upon wetlands and maintains a program of strict enforcement.

None of these soils classifications present unusual problems for development within Westport and in fact most of the community is built up over such soils. But within each of the general soils classifications there are areas of poorly drained and very poorly drained soils which classify as

wetlands locations. These can be either found in upland isolated areas or areas associated with one of Westport's several streams and rivers.

Rivers and Streams

The Saugatuck River is the principal waterway in Westport, draining a watershed that stretches into neighboring towns. It is navigable for much of its run in Westport and is tidal for a reach that extends upriver to the Kings Highway North bridge.

Several other waterways are also important natural resources. These include the following tributaries to the Saugatuck River

- West Branch of the Saugatuck River
- Aspetuck River
- Poplar Plains Brook
- Stony Brook
- Gray's Creek
- Indian River
- Silver Brook
- Willow Brook
- Deadman's Brook

Draining to the Sherwood Mill Pond are Pussy Willow Brook and Muddy Brook. In addition, there are also streams which drain to Long Island Sound and these include Sasco Creek along the Fairfield town line plus New Creek and Mill Creek. A water quality monitoring program is in effect along Sasco Creek.

The deficiencies evaluation included in the 1987 Plan indicated that channel improvements were desirable along certain waterways. These were Willow Brook, Deadman's Brook, Pussy Willow Brook and Muddy Brook, with some spot improvements also at points along Indian River, Poplar Plains Brook and Silver Brook. An annual allocation of funds for stream work was discontinued and projects are considered on a case by case basis.

Concerns along all the waterways include water quality protection, natural habitat maintenance, flood hazard mitigation, sedimentation and erosion control and elimination of floatable debris and pollutants. There is also a concern for aesthetic visibility to enhance community character and for recreational access and water dependent use. This is true along the Saugatuck River in particular. Westport participates in the Community Rating System of the National Flood Insurance Program - obtaining 5% discount on Flood Insurance for local policyholders. Westport has adopted a Waterway Protection Line Ordinance and Floodplain Regulations to mitigate flood hazard and conserve the natural integrity. Even stronger

controls should be considered.

Long Island Sound, Coastal Area Management

Long Island Sound has been officially designated as an estuary of national significance. The Sound is a predominant natural feature and community asset in Westport. It provides the Town with unique beauty, natural habitat and recreation opportunities. Clean water, clean beaches and a viable ecosystem are a regional vision for Long Island Sound.

Within the coastal boundary of Westport there is a wide variety of natural resources. Coastal resources include beaches and dunes, inter-tidal flats, tidal wetlands, islands, estuarine embayments, coastal bluffs and escarpments, rocky shorefronts, fresh water wetlands and shorelands. Specific local coastal resources include:

Islands, Rocks & Reefs

- Cockenoe Island
- Cockenoe Reef
- Kitts Island
- Seymour Rock
- Sheep Rock
- Sprite Island
- Canfield Island

Beaches

- Compo Beach
- Sherwood Island State Park
- Burying Hill Beach
- Old Mill Beach
- Beach at end of Canal Road on Saugatuck Shores

Estuarine Embayments and Coves

- Bermuda Lagoon
- Sherwood Mill Pond
- Burritt's Cove
- Compo Cove

These resources are found on two maps located within the Coastal Resources Section of the Municipal Coastal Program and are entitled Saugatuck River and Islands Area Coastal Resources Map and the Long Island Sound Shore Area Coastal Resources Map.

Concerns associated with the coastal resources include point and non-point sources of pollution and erosion control management along beaches and on

the islands, sedimentation build up in the Saugatuck River and Sherwood Mill Pond, the continued viability of local shellfish beds and prevention of eutrophication within Bermuda Lagoon. There are also concerns for public access and scenic enhancement, for increased boating facilities, for restricted redevelopment, for flood hazard mitigation and for tidal wetlands habitat protection.

The Westport/Weston Health District (WWHD) has expressed serious concern about the ability of the on-site sewage disposal systems in Saugatuck Shores Area to renovate the effluent before it discharges into the waters of Long Island Sound. The WWHD will seek funds to hire a hydrologist to conduct a sanitary survey to measure the extent of the problem. One purpose of the survey would be to determine if conditions are such to declare a public health emergency and to warrant the Town installing sewers. If a need exists, the Public Works Department estimates it would take from 8 to 10 years to connect Saugatuck Shores to a sewer system in Westport or Norwalk.

Westport has an adopted Coastal Area Management Program. The program includes Coastal Area Regulations incorporated into the Westport Zoning Regulations. The purpose of the regulations is to a) promote and encourage public access to and use of the waters of Long Island Sound, Saugatuck River, Sasco Creek and other similar marine and tidal waters and b) assure that development within the coastal area of Westport is accomplished in a manner consistent with the goals of the Coastal Management Act as well as those of the Town of Westport.

The coastal boundary is legally defined as areas subject to the Connecticut Coastal Management Act and Municipal Coastal Program. The coastal boundary is defined as an area bounded on the landward side by a continuous line representing as a minimum the furthest point inland of either the 100 year flood hazard line, 1,000 foot setback from mean high water, or 1,000 foot setback from designated tidal wetlands and shall be delineated on the seaward side by the seaward extent of the jurisdiction of the state (mean high water). Included are the offshore shore islands, the Long Island Sound shorefront, and the Saugatuck Harbor and riverfront.

Westport's adopted coastal area management regulations and program are intended to be consistent with policies set forth under C.G.S. 22a-92. Consideration has been given to the criteria listed under C.G.S. 22a-102, particularly to the character and distribution of coastal resources, their capacity to support development, and the wise use, enhancement and protection of such resources. Continued enforcement of coastal area

regulations and implementation of specific coastal management activities are incorporated into the goals, policies and recommendations of the 1997 Plan of Conservation and Development. Specifically, this plan incorporates the Westport Municipal Coastal Program by reference.

Sherwood Mill Pond has been dredged and new tide gates were installed in 1987. A program of sand redistribution is on-going at Old Mill Beach and grant funds were used to implement a beach planting program to stabilize the shores of Cockenoe Island.

Aquifers

Another important local natural resource is the underground water supply. There are three aquifers which underlie Westport: Canfield Island, Sherwood Island and Saugatuck River. Principal among these is the Saugatuck River Aquifer. The Bridgeport Hydraulic Company has six wells, four at Canal Street and two at Coleytown, which draw water from this aquifer to supply public water service to Westport.

Westport has recognized the importance of protecting the underlying water resource and quality. The existing area of influence around public supply well heads has been mapped and the Town has adopted an Aquifer Protection Overlay Zone District for the mapped areas. The district establishes an additional layer of control on uses, activities and construction methods which are intended to protect the water supply. As the state of Connecticut clarifies and upgrades the Aquifer Protection Program the Town of Westport intends to update its local protection program to meet the most current standards.

A supplementary form of aquifer protection is acquisition of open space within the area of influence. Such acquisition would limit development expansion over the aquifer. Remaining vacant lands in the areas are limited but are given consideration as part of the conservation plan.

Open Space and Woodlands

Vacant land is a diminishing natural resource in Westport. Such sites provide natural habitat for wildlife, aesthetic enhancement of the community image, respite from urban development and noise, buffer zones for waterways, wetlands, flood storage and coastal areas, and help to maintain air quality.

OPEN SPACE INVENTORY¹

Municipal Open Space

Town Parks	280.14 ac
Town Open Space and Shore Areas	159.69 ac
School Yards and other Facilities with Accessory Open Space	<u>182.1 ac</u>
	621.9 ac

Private Conservation and Passive Recreation Lands

Aspetuck Land Trust	135.0 ac
The Nature Center for Environmental Activities	68.0 ac
Nature Conservancy	3.0 ac
Conn. Audubon Society	70.0 ac
Nyala Farms	<u>23.0 ac</u>
	299.0 ac

State Parks

Sherwood Island State Park	274.0 ac
State Boat Launch	<u>0.5 ac</u>
	274.5 ac

Private Recreation Lands

Westport YMCA Camp	26.0 ac
Birchwood Country Club	82.0 ac
Fairfield County Hunt Club	<u>39.0 ac</u>
	147.0 ac

Historic Areas

Municipal Historic Areas

North Ave. & Coleytown Rd. Cemetery	0.7 ac
Old Hill Rd. & Kings Hwy. Drill Ground	0.3 ac
Adams Academy	2.0 ac
Green's Farms Common	1.5 ac
Wilton Rd. & King's Highway Cemetery	1.0 ac
Gray's Creek Colonial Cemetery	4.5 ac
NE Corner of Sherwood Island Connector: Green's Farms Rd	5.9 ac
New Town Common across from Town Hall	*
Platt cemetery on Post Road West	<u>0.4 ac</u>
Total Municipal	16.3 ac

Private Historic Areas

Burying Hill Cemetery	6.0 ac
5 Maple Lane	1.3 ac
18 West Parish Road	<u>.40 ac</u>
Total Private	7.7 ac

Total Historic 24.0 ac

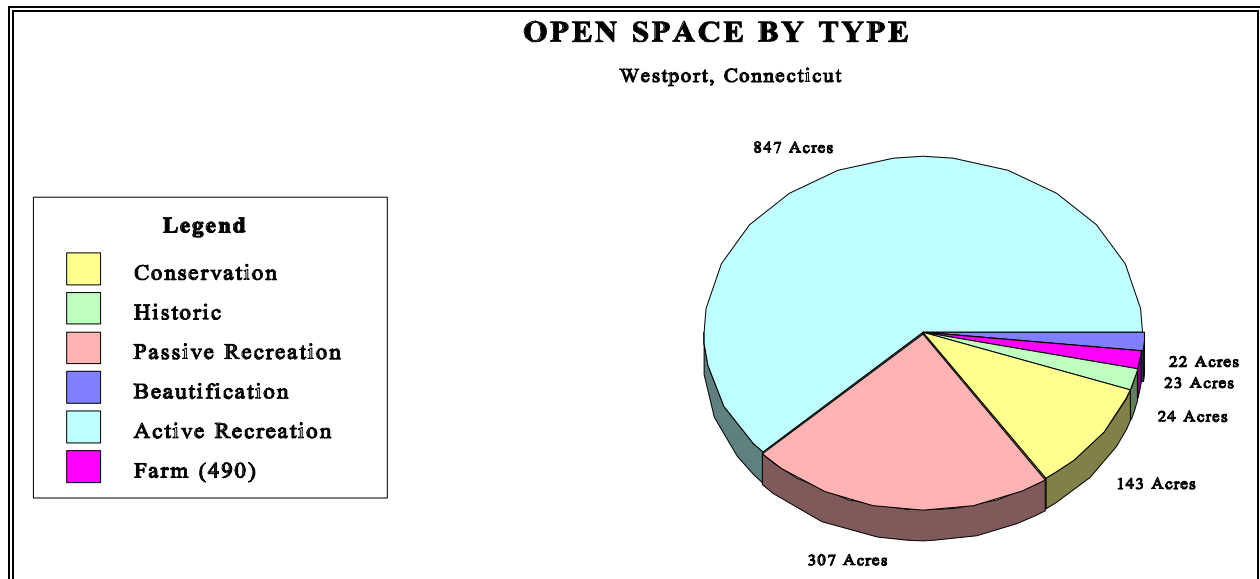
TOTAL INVENTORY 1366.4 AC

* Counted with parks

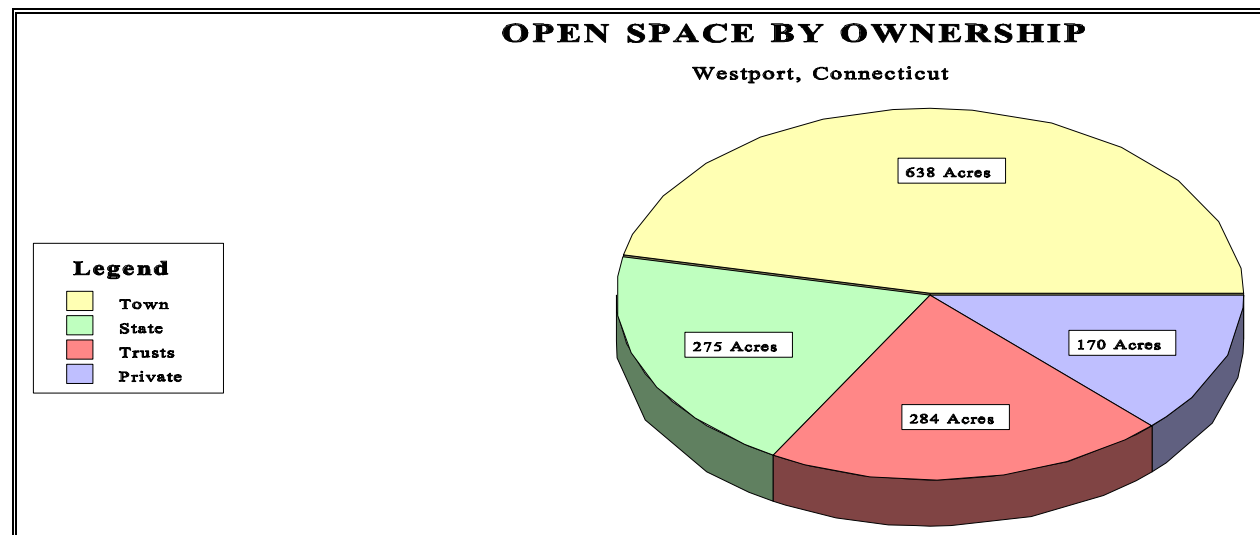
¹ Appendix A lists individual properties shown on the Parks and Open Space Map.

EXISTING PARKS & OPEN SPACE MAP

The total of all the above open space is about 1,368 acres. Of the total, 275 acres (20%) is state-owned, 639 (47%) is town-owned, and about 454 (33%) is private land.



Active recreation areas comprise about 847 acres (62%). Passive recreation, beautification, conservation and historic lands comprise about 519 acres (38%). Not included in the above inventory are several parcels under "use assessment", which are currently, but not permanently, dedicated to open space use. Use assessment refers to properties which are classified as forest, farm or open space as allowed under Public Act 490. In this classification, they are taxed at a much lower value than their market value. Nor are the lands of the Bridgeport Hydraulic Company included in the inventory.



NATURAL RESOURCES & REGULATED AREAS MAP

Concerns associated with open space conservation (as opposed to recreational needs) include natural habitat conservation, flood hazard mitigation, improved public access and visibility of principal rivers and coastal areas, aquifer protection and preservation of an attractive community appearance. Related to these concerns are issues of prioritization of acquisitions and classifications of municipal open spaces for recreation, community facility development or conservation purposes.

NATURAL RESOURCES PLAN

The basic facts and policies which prevailed in 1987 remain valid in 1997 and provide the foundation for the 1997 update. Westport is located on Long Island Sound and has many natural resources which include: aquifers, inland and tidal wetlands, floodplain, unique coastal features, watercourses and waterbodies. These natural resources provide wildlife habitat, flood storage and protection, drinking water, aesthetic beauty and recreational opportunities. They make a vital contribution to the quality of life in Westport and demand protection. These resources are found on both public and private lands on what may or may not be considered open space. The preservation and enhancement of this heritage is the Town's responsibility and the following goals, policies and recommendations are presented to achieve such preservation and enhancement.

I. Goal: Protect the quality of Westport's natural resources, including coastal resources, from degradation.

- A. Policy: Westport shall maintain a regulatory standard of practice consistent with the most stringent level of natural resource protection feasible. Regulations shall protect aquifers, inland wetlands, tidal wetlands and coastal areas, Long Island Sound, wildlife, rivers and streams and associated floodplains.
- B. Policy: To preserve and enhance coastal resources in accordance with the policies and standards set forth in the Connecticut Coastal Management Act (CGS Section 22a-90 through 22a-112).

RECOMMENDATIONS:

1. Wetlands should receive the utmost protection as they provide flood storage protection and wildlife habitats. There should be no encroachment on wetlands or establishment of new wetlands in trade for existing. Sources of pollution must be determined and addressed and restoration established. Since many wetlands are on private property, landowners should be educated as to their function and means of their protection.

2. Westport should maintain, update as appropriate and continue to enforce:

Inland Wetlands Regulations

Municipal Coastal Area Management Program

Aquifer Protection Program and Zone Overlay Regulations

Flood and Erosion Control Regulations

Hazard Mitigation Plan and Floodplain Zone Regulations

Zoning Regulations including Site Plan Regulations and Sediment and Erosion Control Regulations

Subdivision Regulations

3. Consideration should be given to; a) prohibition of construction in designated floodways; b) prohibition of grade changes within the floodplain intended to provide a new elevation from which to measure height; and c) encouragement of natural approaches to erosion control as opposed to structural solutions for open space of property located in V-zones.
4. If properties located in Special Flood Hazard Area V-Zones are destroyed by tidal action, the Town should pursue limiting redevelopment to reduce the intensity of land use in the flood zone areas and promoting selective acquisition for open space of property located in V-zones.
5. Westport should maintain its established procedure for the review and approval of planned development activity including both public and private capital projects. This approach provides all interested municipal boards, agencies, commissions and departments an opportunity to contribute to the best decision.
6. To preserve native wildlife habitats, a survey of flora and fauna in passive recreation areas and in waterways and wetlands should be conducted and the results used to establish goals to preserve and protect these areas.
7. Establish and continue a water quality monitoring system to determine the source of pollution and degradation of Long Island Sound, streams, rivers, wetlands, floodplains and aquifers. Enact regulations and establish policy to eliminate the source of pollution.
8. Support efforts to control pollution caused by graffiti, litter and noise in order to further protect natural resources.

- C. Policy: Westport shall enact regulations to assure the protection of mature trees and minimal destruction of natural site features in order to maintain air quality, water quality and community character.

RECOMMENDATIONS:

1. The existing zoning regulations should be examined and strengthened to assure the desired level of environmental conservation, e.g.:
 - a. Conservation easements shall be placed on properties containing steep slopes, wetland areas and other sensitive natural features.
 - b. Discourage clear cutting; limit the area of site disturbance; protect mature trees.
 - c. Land trusts shall be involved in subdivision review as a means of protecting a portion for preservation.
- D. Policy: Westport shall manage the operation and extension of utility systems and public works in a manner that places priority on correction and prevention of environmental degradation rather than accommodation of new development.

RECOMMENDATIONS:

1. Implement an improved and regularly maintained storm drainage system that assures better water quality flowing into Long Island Sound.
2. Strongly support the funding of a study by the WWHD to evaluate the extent of the sewerage problem at Saugatuck Shores and as a matter of urgency, take all feasible steps to solve the problems.
3. To provide expertise and continuity of policy in water pollution control, initiate an RTM study of an amendment to the Town Charter to make the Water Pollution Control Authority an appointed agency with staggered terms instead of a function of the Board of Selectman.
4. In accordance with the Connecticut Coastal Management Act, sanitary sewer lines should only be extended to beach and tidal wetlands area to abate an existing pollution problem. A study should be performed at Saugatuck Shores to document the extent of an existing pollution problem. Should the results document a significant existing problem, solutions to correct the problem should be evaluated, and a feasible plan selected for implementation.
5. Underground fuel tanks should be prohibited in new construction. Encourage replacement or environmentally acceptable abandonment of existing underground tanks with above ground tanks.

6. Adopt a requirement that septic systems in the Aquifer Protection Overlay Zone and other sensitive areas be pumped out on a regular basis.
7. Work with the Health District to develop and implement a schedule of well-water quality monitoring.
8. Strive to reduce sewage treatment plant infiltration and capacity problems in order to reduce the effluent volume and improve the quality of the waste water being discharged to Long Island Sound.
9. The Department of Public Works should continue its efforts to blend the concerns of environmental conservation and flood hazard prevention in the design of stream channel improvements. Storm drainage system improvements should be identified and maintained.
10. When a septic system fails on lots of a half acre or more, encourage the upgrading with contemporary engineering if the soils are suitable and it is otherwise feasible, rather than extension of sewers into new neighborhoods.
11. For all new construction projects require installation of underground utilities.

II. Goal: Actively restore to a more pristine condition certain key natural areas which have deteriorated due to either natural or man made causes.

- A. Policy: Preventive measures and regulation will be insufficient in some areas to re-establish the natural environmental quality that once prevailed. In these areas, the Town should take an active approach to improving environmental quality.

RECOMMENDATIONS:

1. Continue efforts to protect Cockenoe Island through erosion control, dune preservation, beach restoration and maintenance and wildlife habitat protection.
2. Continue restoration of Sherwood Mill Pond through selective sediment dredging, bottom restoration and restoration of salt meadows.
3. A comprehensive study should be inaugurated identifying those areas along Westport's 14 miles of shoreline most subject to erosion from wave action and/or flooding. Interfacing with state and federal agencies concerned with erosion control, this study should result in specific recommendations for effective erosion abatement. Some or all of the following might be addressed:

- * Restriction of construction in erosion prone shoreline areas, especially sand spits and barrier islands, while still encouraging public access.
 - * suggestions for non-structural remedies as opposed to groins, seawalls, revetments, etc.
 - * Protection of remaining wetlands and vegetation which form natural barriers along the shore and at mouths of streams.
 - * A search for longer term solutions than sand redistribution for control of erosion at Compo Beach, Old Mill Beach and Burying Hill Beach. Such solutions might also help protect shellfish beds.
5. As part of the proposed study of Saugatuck Shores, conduct a study of pollution levels and sources at Bermuda Lagoon in order to develop a mitigation program.

III. Goal: Establish the means to expand and supervise the open space inventory.

- A. Policy: Natural resource conservation and open space preservation should be given dedicated citizen and municipal staff efforts.

RECOMMENDATIONS:

1. A permanent Natural Resources Citizen's Committee should be established by the Town. The function of the committee would be to advocate for natural resources conservation and open space acquisition, to cooperate with other organizations to increase public awareness of Westport's need for open space acquisition and land use management and to encourage private donations of land to both the Town and land trusts.
2. Hire or designate an appropriate employee to provide staff support to the Natural Resources Citizens' Committee. The coordinator's responsibilities would include preparation of an inventory of sites for future acquisition, based on priorities contained in this plan.

The coordinator and the committee should assist in the identification and solicitation of prospective open space donors. The coordinator and the committee should explore potential outside funding sources for natural resources protection and open space acquisition.

3. Funding for public information and citizens education about conservation of natural resources should be included in the Town's annual budget. Information should cover residential and commercial management practices that benefit the

environment as well as the need for citizen cooperation in implementing stream channel improvements.

4. The following open space definitions are provided to assist the Town in planning the use of open space and to determine the type of development appropriate to each site. Classifications of individual sites are listed in Appendix A.
5. Westport should adopt criteria for acquisition, retention and disposal of Town property.
 - a. Criteria for retention or acquisition of property for municipal purposes.
 - * Land left undeveloped to prevent overdevelopment.
 - * Land consisting of five acres or more.
 - * Land adjacent to Town-owned property.
 - * Land that can be used for recreation or other specific municipal uses.
 - * Land currently designated Open Space or Farmland in the Town Plan of Conservation and Development.
 - * Land that is waterfront property.
 - * Land with freshwater wetlands, tidal wetlands, steep slopes, ponds and streams, and/or offers flood storage.
 - * Land that offers abundant wildlife habitat.
 - * Land that acts as a buffer between commercial and residential zones or low and high density areas.
 - b. Criteria for disposal of Town-owned land.

Disposal of Town-owned land should only be considered under the most extreme circumstances and if the property does not meet any of the criteria outlined for the purchase or retention of property. In addition, the proceeds from any property sold should be deposited and held only in the Land Acquisition Fund.

6. Consider the creation of a new zoning designation to reflect a townwide consensus that certain significant parcels of land warrant permanent preservation and protection as Open Space. Such zones could be called Dedicated Open Space (DOS).

**OPEN SPACE CATEGORIES AND DEFINITIONS
FOR PUBLIC AND PRIVATE LANDS**
(See Appendix A for Examples)

Open Space For Conservation:

Environmentally fragile areas including:

- wetlands
- floodplains
- topographically limited areas (steeply sloped, for example) and buffer zones;
- areas set aside to actively protect and conserve Long Island Sound;
- rivers and streams;
- aquifers and wildlife habitats;
- publicly accessible areas not developed and usually with limited access; and
- areas not intended to be developed for intensive uses or intrusive improvement.

Open Space for Passive or Non-Organized Recreation:

Areas for informal, non-organized activities such as walking, picnicking, fishing and bird watching. This includes undeveloped parks, beaches and offshore islands, wooded, meadow and riverside areas. These areas generally do not contain buildings, structures or playing fields. They may have sanitary facilities.

Open Space for Active Recreation:

Areas that may be used for playing fields, playgrounds, golf course, tennis courts, beaches in a developed recreation area and which may include structures for other active, organized sports.

Greenway, Greenbelts and Beautification Parcels:

Areas providing visual enhancement to the Town to form potential links between activity centers or between other elements in the open space network. Such parcels could include traffic islands, miscellaneous small parcels not necessarily tied to an environmental resource, or buffer strips along the highway. Such sites might be left in their natural state, planted with flowers or intensively landscaped and improved with a statue or other landmark.

Private Land Designated or Proposed as Open Space or Farmland:

Land officially designated as Open Space or Farmland by the Town Assessor in accordance with the Connecticut General Statutes.

Historic Preservation Areas:

Properties with historic significance as designated by the Historic District Commission such as colonial cemeteries and other similar historic sites.

IV. Goal: Expand the inventory and maximize the benefit of lands permanently held as open space by agencies dedicated to open space and natural resource conservation.

- A. Policy: Westport should employ all means available to add to the permanent inventory of open space.

RECOMMENDATIONS:

1. Establish a line item for land acquisition in the annual capital and non-recurring budget. The sum of \$500,000 or more should be specifically set aside and sequestered for the accumulation and disbursement of funds for the purchase of open space only. The sum to be specifically set aside and sequestered for the accumulation and disbursement of funds for that purpose only.
2. Establish a Land Bank for possible future open space and other municipal uses.
3. Require conservation easements in site plan and subdivision resolutions where appropriate as a means of protecting adjacent natural resources, steep slopes and scenic vistas.
4. Strengthen regulations for the setting aside of Open Space in new subdivisions.
5. Apply the tax abatement for forests, farm land and open space available under Public Act 490, with a condition that participating owners shall provide either the Town of Westport or a recognized conservation land trust a right of first refusal.
6. Create linkages to connect open space and extend greenways by purchasing land or granting easements.
7. Proposed acquisitions as listed on page 28 and page 29.

**List of Properties for Possible Acquisition - 1997
Westport, Connecticut**

Property		Map/Lot	Acreage	Status
1	Baron's Property South* Compo Rd So./Post Rd. East	5318-1/99,101,102, 102A, 117	21.3	It is centrally located with public transportation nearby.
2	Jaeger Property 11 Hyde Ln*	5454-1/15/C-2	5.57	Property is adjacent to Long Lots school and would allow for school expansion parking or a playing field.
3	Harvey Property Imperial Ave*	5318-1/130	4.5	This is adjacent to town-owned property and is riverfront.
4	880 Post Road East (former state Police Barracks)	5318-4/31	1.6	Consider for community facility, recreation maintenance facility, police station or affordable housing.
5	Hirsch Property Ford Road	5297/1	12.75	Purchased by this private property owner to augment existing holdings in immediate vicinity; unlikely to be developed. Acquire right of first refusal or seek donation.
6	Kinseley Property (formerly Woodsworth property) 79 Riverside Avenue opposite Lincoln St.	5302/56	.13	Vacant lot. Acquisition would continue the Town's river-front holdings.
7	Capria Property 218 Saugatuck Avenue	5267/9A, 9B	1.1	If house demolished, property could be used to expand RR parking, or be used to serve DPW needs.
8	MacDonald Property 22 Canal Rd.	5262-1/31	3.5	Recommended acquisition in 1987 Plan. Majority of site is tidal wetlands, remainder has a single family residence. Seek right of first refusal.
9	Nevas Property between Canal and Main Sts north of Kings Hwy Bridge	5300/96	5.3	Recommended acquisition in 1987 Plan. Explore creative methods of acquisition.
10	Armstrong Property 8 Wakeman Acres	5318-4/5	10.84	Designated Open Space by Tax Assessor. Contains large wetland area & steep slopes. Could be added to adjacent land held by Aspetuck Land Trust.
11	Carl and Mary Lee Askenback Property 1 Flower Farm Lane	5446/1-A	1.16	Designated as Farm by Tax Assessor. Seek right of first refusal.
12	Vivian & John Askenback Property 3 Flower Farm Lane	5446/1	4.82	Designated as Farm by Tax Assessor. Seek right of first refusal.
13	Belta Property 128 Bayberry Ln	5442-1/2	19.7	Designated as Farm by Tax Assessor. Seek

				right of first refusal.
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* Acquisitions of top priority

List of Properties for Possible Acquisition - 1997
Westport, Connecticut
(cont.)

14	Belta Property 126 Bayberry Ln	5442-1/3B	1.47	Designated as Farm by Tax Assessor. Seek right of first refusal.
15	Pabst Property 67 Bayberry Ln	5443-2/15	18.48	Designated as Farm by Tax Assessor. Seek right of first refusal.
16	Sprite Island Yacht Club Sprite Island	5262-2/1	7.74	Designated as Open Space by Tax Assessor. Seek right of first refusal.
17	Kowalsky Property 109 Morningside Dr. South	5447/5-B	10.3	Designated as Farm by Tax Assessor. Seek right of first refusal.
18	School Property Associates, (a/k/a FD Rich Property), Newtown Turnpike and Partrick Road	5272-1/1	55.9	Extensive wetlands, steep slopes over majority of property. Seek right of first refusal.
19	Eno Building Saugatuck Avenue	5267/8-A	4.0	Consider for a community facility, i.e., art center or Board of Education Offices.
20	Bridgeport Hydraulic property next to Canal Park	5300/112, 113A	14.72	Majority of site is wet, but some dry land available for Canal Park Expansion.
21	Bridgeport Hydraulic property south of Poses property on Easton Road	5323-2/5	.6	Majority of site is wet, but some dry land available perhaps for parking for Poses property.
22	YMCA Camp Mahackeno	5298/20	25.92	Riverfront Property

HISTORIC PRESERVATION

HISTORIC PRESERVATION

Existing Conditions

Westport is a Certified Local Government (CLG) as established by the National Historic Preservation Act of 1966, as amended. The CLG program is a partnership agreed upon in 1986 between the Connecticut Historical Commission, the Town of Westport, and the federal government. It is designed to promote historic preservation through education and encouraging and expanding local involvement in preservation issues. The Westport Historic District Commission (HDC) has mandated responsibilities for establishing and reviewing proposed changes in local historic districts and for local historic properties, as well as for participating in the listing of properties in the state and national registers of historic places. The functions also include providing Westport's boards and commissions with advice and comment on issues relating to historic preservation in Westport. The rules and guidelines governing the HDC are outlined in *Westport Historic District and Properties Handbook* (1996, responsibilities and powers, pp. 1-8 and 1-9) and Connecticut General Statutes, Title 7, Section 7-147a to 7-147k, inclusive as amended.

Social and economic pressures, including a reduction in the amount of land available for development, have created significant negative pressures as the HDC and residents attempt to preserve, protect, restore and save buildings and other significant properties of historical, architectural and cultural value in the town. Four properties listed on the state register of historic places and three others that were on the Westport inventory of historic properties have been demolished, one in the late 1960's and the other six within the last eight years.

A database and survey forms of over 900 Westport historic resources serves as the Historic Resource Inventory and is used as a reference in conservation, protection and development planning. Properties listed in the inventory are generally over 50 years old, but some architecturally and historically significant properties less than 50 years old are also included. Properties in the local, state or national districts or registers are in the inventory with many other Westport properties which are not. Entries to the Historic Resources Inventory are an ongoing process and are the responsibility of the HDC.

There are several legal designations for historic properties and districts within the Town of Westport. The purpose of such separate designations is largely one of jurisdiction.

Properties or Areas of Local Historic Significance

1. Historic Districts
2. Historic Properties
3. Historic Design District

Local Historic Districts and Local Historic Properties are regulated by the Historic District Commission. The HDC may also comment on or initiate planning or zoning proposals which have an impact on local districts or local historic properties. The *Westport Historic Districts & Properties Handbook* prepared for the Historic District Commission in 1996 is a guide to historic preservation objectives in the Town and includes design guidelines and application procedures for properties in local historic districts and local historic properties.

Historic Districts

Local historic districts are created by Town Ordinance designed to protect these local areas or properties. These districts provide considerable protection to historic properties located in the districts. All properties in a local historic district are regulated under a design review process. A new district can be established when a 2/3 majority of property owners in the proposed district are in favor of its establishment. The following have been established as Local Historic Districts under Section 7-147 of the Connecticut General Statutes:

Kings Highway North Historic District	Established 1973
Kings Highway North Historic District Extension	Established 1989
Jesup Road Historic District	Established 1982

Historic Properties

Local Historic Properties are individual properties outside of the local Historic Districts for which an easement has been granted either by the property owner, or as part of the subdivision process, or as a development incentive package. The following are Local Historic Properties, all established in 1989 under CGS Section 7-147:

Morehouse Jennings Historic Property,
5 Maple Lane

Adams Academy Historic Property,
15 Morningside Drive, North

Machamux Boulder Historic Property,
250 Green's Farms Road

Green's Farms (West Parish) Colonial Church
Historic Property, Northeast corner of
Green's Farms Road and Sherwood Island Connector

Edward Burr/Thomas Nash House Historic Property,
18 West Parish Road

New Town Common Historic District Property,
junction of Main Street and Myrtle Avenue

Historic Design District

A Historic Design District is a local zoning district established with the intent to preserve the visual character and appearance of historic buildings and to prevent the loss of significant exterior historic features and town buildings. The district recognizes the unique and varied aspect of historic areas and allows some zoning discretion in an effort to promote preservation. A portion of the National Hall Historic District, a district listed in the state and national register (see below) has been incorporated into the Westport Planning and Zoning Regulations as a Historic Design District.

Both the federal government and the state of Connecticut separately publish registers which list and describe certain historically significant properties.

National Register of Historic Places

Placement of a property on the National Register offers the owner recognition that the property is historic and is recognized by local, state, and federal governments as worthy of preservation, but provides only limited protection of the property. National Register-listed and eligible properties must be considered in the planning of any project using state or federal funds, licenses, and permits. Modifications to building and fire safety codes, flood plain regulations, as well as to the Americans with Disability Act may be available by law to any structure listed on the national or state register of historic places. In addition any income-producing property on the National Register may qualify for IRS rehabilitation tax credits. The following Westport properties are listed on the National Register of Historic Places:

	<u>Listed</u>
Merritt Parkway Historic District	1991
Compo/Owenoke Historic District	1991
Mill Cove Historic District	1991
Green's Farms School	1991
Saugatuck River Bridge, CT 136	1987
Saugatuck River Railroad Bridge	1987
National Hall Historic District	1984
Bradley-Wheeler House and Barn	
15 Avery Place	1984
Town Hall, 90 Post Road East	1982
Godillot Place, 60 and 65 Jesup Road	1977

According to the HDC, fifteen additional districts in Westport have the potential to be eligible for the National Register of Historic Places. These districts are Beachside, Charcoal Hill, Coleytown, Compo Road South, Cross Highway/North Avenue, Green's Farms, Kings Highway North, Long Lots, Old Mill Beach, Richmondville, Riverside/West Bank, Saugatuck, Prospect Road/Hillandale Road West, Westport Center and Cockenoe Island, Saugatuck River.

State Register of Historic Places

Westport's local historic districts and local historic properties as well as properties that are listed or have been found eligible for listing in the National Register (discussed below) are automatically included in the state register of historic places. In addition one district and 16 individual properties in Westport are listed in the state register of historic places:

	<u>Listed</u>
Myrtle Avenue - Post Road Historic District	1979
Brinkeroff Place, Old Hill Road	1975
Burrow House, Hyde Lane	1975
Cabin No. 4 Longshore Club Park (<i>arson 1994</i>)	1992
Samuel Coley House, Coleytown Road	1975
William Cole House, North Avenue	1975
Congregational Church of Green's Farms, southeast corner of Morningside Lane and Hillandale Road	1975
Inn at National Hall (Fairfield Furniture Store), 2 Post Road West	1975
Lewis Burr Fillow House, northwest corner of Wilton Road and Newtown Turnpike	1975
Finch House, Twin Brothers, northwest corner of Cavalry Road and Red Coat Lane	1975
John Hyde House, 129 Long Lots Road	1975
J. Jennings House, corner of Green's Farms Road and Maple Lane	1975
Westport Sanitarium, 359 Post Road East (<i>demolished 1967-69</i>)	1965
William Wood Estate, 8-10 12-14 Cross Highway	1987
Talcott B. Wakeman House, 157 Green's Farms Road (appointed for National Register Study) (<i>demolished 1989</i>)	1988
William P. Eno Estate, 259-269 Saugatuck Avenue (<i>demolished 1997</i>)	1988
Westport Country Playhouse, 25 Powers Court	1990
Martin Estate (Hall-Brooke Foundation), 47 Long Lots Road	1990

Other districts deemed eligible for the national register and state register or approved for study to determine eligibility by the Historic District Commission and/or the Connecticut Historic Commission are:

Myrtle Avenue Historic District	1986
East Bank Historic District	1986
Wrights Point Historic District	1979

HISTORIC PRESERVATION PLAN

Westport is committed to preserving its unique character and beauty. In so doing, it fosters community pride, conserves the character and architecture of its historic neighborhoods and commercial areas, enables citizens and visitors to enjoy and learn about local history, and provides a

framework for making appropriate preservation planning decisions. Westport's historic resources play a vital role in conserving town character as referenced in the residential, commercial, open space, and parks and recreation sections of the Town Plan. The identification, conservation and protection of its historic and archaeological heritage is the Town's responsibility and the following goals, policies and recommendations are presented as the means of meeting that responsibility.

I. Goal: Protect Westport's inventory of significant historical properties from destruction or architectural degradation.

- A. Policy: Employ the full range of methods available to protect and enhance Westport's historic and cultural resources.

RECOMMENDATIONS:

1. The HDC should promote public awareness of historic preservation through:
 - a. Contact with owners of historic properties in order to help them preserve the historic integrity of the property.
 - b. News articles and widely distributed publications.
 - c. *Westport Historic District and Properties Handbook* and other reference sources.
 - d. Walking tour of historic streetscapes.
 - e. Brochure of the Kings Highway Historic District.
 - f. Historic neighborhoods lecture series.
 - g. Encouragement of local history and preservation programs in the schools.
 - h. Annual Preservation Awards Program.
2. The HDC should propose as appropriate the establishment of additional local historic districts and local historic properties as defined by state statute. Where appropriate, the HDC should work towards enlarging the existing local historic districts. The HDC should also work towards the listing of additional historic districts and individual properties in the State and National Registers of Historic Places.
3. The HDC should conduct the necessary work to establish or expand three additional local historic districts and/or properties and three additional National Register Districts and/or properties in the next ten years.

Examples:

Establish local historic districts at Mill Cove and Hillspoint Road
Expand the Kings Highway Historic District

4. Indicate on the Tax Assessor's field cards whether the property is included on the

Westport Historic Resource Inventory and, if so, whether it is listed on the state or national register of historic places, designated a Local Historic Property or located in a Local Historic District.

5. The HDC should publish significant changes to the Historic Resource Inventory, changes to the process for preservation of historic properties and potential opportunities to enhance historic preservation.

II. Goal and Policy: Maintain preservation management consistent with the responsibilities of a Certified Local Government (CLG) and the quality and quantity of the historic resources in the Town of Westport.

RECOMMENDATIONS:

1. In order to maintain its CLG status and its ability to receive matching federal grant funds, the Town should continue to provide a CLG program coordinator who also acts as the administrative staff support primarily for the HDC.
2. The HDC should continue to:
 - a. Maintain standards and procedures for review of changes proposed to existing local historic districts and local historic properties.
 - b. Enforce local historic district and historic property commitments.
 - c. Seek to establish new districts and historic properties.
 - d. Continue to update the Historic Resource Inventory.
 - e. List properties in the state and national registers

III. Goal and Policy: Maintain the Town's historic character and qualities represented in its many significant buildings, structures, monuments, landscapes, cemeteries, public rights-of-way, districts and sites.

RECOMMENDATIONS:

1. For maximum protection of inventoried properties, the HDC should suggest relevant zoning regulations and tax incentives and present them for review.
2. Should the town charter be revised, update Chapter 30 to reflect all duties and responsibilities of the Historic District Commission.

IV. Goal and Policy: Maintain an up-to-date inventory of the Town's historic and

architectural resources which can be employed as a meaningful reference in conservation, preservation and development planning by town boards, commissions, staff and the public.

RECOMMENDATIONS:

1. The HDC should update and map not less than every ten years, the Westport Historic Resource Inventory. Inclusion in the inventory shall not imply that a property has been formally evaluated or designated as being historically significant as a local historic property or as a candidate for listing in the state and national registers. In addition to buildings and properties, resources may include historically and culturally important sites, roads, waterways, monuments, sculptures and view sheds.
2. The HDC should review and evaluate the inventory yearly to clarify the level of significance of individual properties in terms of historical events, historic personages, historical architecture and community character.

CONSERVATION PLAN MAP

UTILITIES

UTILITIES

Existing Conditions

Adequate utility service should be available to all Westport properties, but most attention is given to those services and capital facilities which are the responsibility of the Town of Westport, i.e., sanitary sewers, sewage treatment, storm drainage and hazard mitigation, and solid waste disposal. The Town is serviced by several private utility firms such as Bridgeport Hydraulic Company (BHC) (water), Connecticut Light & Power Co. (CL & P) (electric), Southern Connecticut Gas Co. (SCGS) (gas), and Southern New England Telephone Co. (SNET) (Telephone). The Town practice is to cooperate with these utility companies and seek their cooperation in providing service within Westport in as safe, efficient and attractive a manner as possible.

Sewers and Sewage Treatment

Existing sanitary sewer service is illustrated on the Sanitary Sewer Service Plan Map. Since 1987, three of six “first priority” infill areas recommended for sewer connection, have been connected and service has been extended to other areas as well where service became an increased priority since 1987. Service extensions have included additions of 5 town owned pump station to bring the total to 16. There are also several private pump stations.

The Westport/Weston Health District (WWHD) has expressed serious concerns about the ability of the on-site sewage disposal systems in the Saugatuck Shores area to renovate the effluent before it discharges into the waters of Long Island Sound. The WWHD will seek funds to hire a hydrologist to conduct a sanitary survey to measure the extent of the problem. One purpose of the survey would be to determine if conditions are such to declare a public health emergency and to warrant the Town installing sewers. If a need exists, the Public Works Department estimates it would take from 8 to 10 years to connect Saugatuck Shores to a sewer system in Westport or Norwalk. If deemed necessary, sewer service for Saugatuck Shores is now preferred to drain to the Norwalk Treatment Plant, assuming such an arrangement can be negotiated.

The existing Sewage Treatment Plant has a design capacity of 2.85 million gallons per day (MGD), with a peak design flow capacity of 9.0 MGD. The peak capacity cannot be sustained for a long duration. Minimum and maximum flows during 1996 ranged from 1.5 MGD on the low side to 6.0 MGD on the high end. During 1996, the average daily flow was 2.1 MGD suggesting that “on average” the existing plant is at about 74% of capacity. This is an increase from 1985 when the typical flow was 1.2 to 1.3 MGD and peak flow was 1.8 MGD. It is consistent with forecasts in the 1987 Plan of an additional .8 MGD flow through service extension.

Much of the present flow involves “infiltration and inflow” (I/I) from groundwater, roughly estimated at .5MGD. The Town has entered a consent agreement with DEP to study, plan and reduce the I/I problem. Completion of such improvements will recapture capacity to the treatment system. Based on an estimate of 500 gallons per day per household, the existing plant, under existing operating conditions, could accommodate tie-ins from the equivalent of an additional 1,500

households. Management of new tie-ins needs to consider commercial user requirements as part of this remaining capacity. It also needs to consider reserving capacity for existing lots and households within the established service areas but which are not yet connected to the system. When such considerations are taken into account the available capacity to extend lines into new areas may not be so abundant.

Storm Drainage

Since 1987, only limited progress has been made on identified stream drainage deficiencies due to conflicting priorities of flood control and environmental conservation committees and general objection by property owners abutting proposed project areas. Neighbors continue to be more concerned about the aesthetic impact on their properties rather than the enhanced safety from flooding. Major improvement along Muddy Brook and Pussy Willow Brook did not proceed because of these problems.

The Public Works Department is now employing a negotiated design approach involving both environmental conservation and flood control. The desired goal is for a project to have a greater conservation emphasis and be less disruptive to the surrounding area. Improvements to Silver Brook have been designed on this basis and the Town is obtaining easements to proceed. Pending projects for the short term are Willow Brook and Muddy Brook culvert at the intersection of Post Road East and Morningside Drive South. Projects are scheduled on a case by case basis into the Capital Improvement Budget.

The Westport Zoning Regulations also includes extensive regulations on activities in locations where these concerns are an issue.

The purpose of the Hazard Mitigation Plan is to identify hazards and activities which can be undertaken by the Town to prevent loss of life and reduce property damage associated with natural hazards including floods, wind, earthquakes and transport and location of hazardous materials.

Westport adopted its Repetitive Loss Plan in 1995 as a requirement for participation in the Community Rating System, (CRS) of the National Flood Insurance Program, (NFIP). Westport has approximately 70 repetitive loss properties and was therefore required to prepare a Repetitive Loss Plan. The Plan identifies flooding problems in the 3 areas of the town where the largest concentration of repetitive loss properties exist and activities that the Town can partake in to reduce the risk and damage caused by flooding.

Solid Waste

The 1987 Plan for solid waste disposal relied on shipping waste to the Connecticut Resource Recovery Authority (CRRA) facility in Bridgeport. That plan has been implemented and the current contract runs to 2007. All of the former municipal landfill areas have been capped. Town property in four quadrants has been used for public works materials, brush and yard waste, staging and

processing. As higher priority community facilities require these sites, alternative locations or methods will need to be established. The transfer station for transshipment of local waste to the CRRRA facility remains at the Sherwood Island Connector as recommended in the Plan.

Private Utilities

Other utility services, electric and water, telephone and cable continue to upgrade and expand facilities. BHC has installed 18,000' of new extensions to 32 developments. BHC has also installed about 16,000' of large diameter water mains and replaced 7,000' of small diameter water mains. BHC has 1,030 hydrants in Westport with a typical separation of 500'. BHC will be installing additional water supply wells at both Canal Street and Coleytown wellfields.

Connecticut Light and Power has completed an upgrade of the Compo Substation and will do a minor upgrade of the Green's Farms Substation. This will increase electrical capacity in order to provide for load growth beyond the ten year planning period.

As part of SNET's effort to construct a statewide information super highway, it is undertaking the modernization of the Westport wire center. This new network will enable the reliable transmission of large volumes of information, including multimedia applications. Westport will become one of the first communities in the state to be converted. Homes will be connected to the central office through the use of fiber optics, coax cable and state of the art electronics requiring high reliable, uninterrupted power.

Cablevision of Connecticut has been providing cable television service to the town of Westport since 1982. In the fall of 1997, after a three year fiber optic rebuild of its telecommunications system, Cablevision launched its 110 channel video service and Optimum Online, which is a high speed cable modem internet services.

UTILITIES PLAN

For the most part, Westport is adequately served by existing utilities with the possible exception of sewage treatment at Saugatuck Shores. There are spot locations where extended sewer service could alleviate septic disposal problems and limited areas where water service remains to be extended. Principal concerns are managing utility service and capacity in order to channel and limit growth and to prevent jeopardy to the natural environment. Attention to infiltration and inflow to the sewer system and to the capacity at the existing treatment plant is a matter of concern to improve the quality of water in Long Island Sound, as is the management of storm drainage. Westport also intends to cooperate and coordinate with private utilities to assure adequate, safe utility service and attractive facilities. The following goals, policies and recommendations are presented to achieve the level of utility service, environmental protection and growth management desired in Westport.

I. Goal: Westport should strive to identify and solve any sewage problem at Saugatuck Shores and obtain higher efficiency from existing facilities elsewhere.

- A. Policy: Westport should strive to identify and solve any sewage problem at Saugatuck Shores and obtain higher efficiency from existing facilities elsewhere.

RECOMMENDATIONS:

1. Strongly support the funding of a study by the Westport/Weston Health District to evaluate the extent of a sewage problem at Saugatuck Shores and as a matter of urgency take all feasible steps to solve any problems.
2. Until Saugatuck Shores area is serviced by a sewage system, jacuzzis, garbage grinders and accessory apartments should be prohibited.
3. Extend sanitary sewer lines to Hickory Drive and to Turtleback Lane.
4. The Health Department, Department of Public Works, and Planning & Zoning Department should review sanitary disposal and facility conditions in small lot neighborhoods, high density areas, areas with poor soil types, poor drainage characteristics and flood hazard to ascertain needs and priorities for sewer extensions.
5. When a septic system fails on lots of ½ acre or more, encourage the upgrading of the system if the soils are suitable and if it is otherwise feasible with contemporary engineering rather than the extension of sewers into new neighborhoods.
6. When feasible, increase the pumping capacity of existing pump stations rather than build new stations. Determine need for sewage treatment plant expansion and reserve land on site of existing facility to accommodate possible expansion.

II. Goal: Control water pollution of Westport's streams and Long Island Sound with an adequate system of sewage treatment, storm drainage management and erosion/sedimentation control.

- A. Policy: The Town of Westport should apply the best management practices and capital facilities consistent with local financial resources for water pollution control and water quality improvement.

SEWER SERVICE PLAN MAP

RECOMMENDATIONS:

1. Complete a facilities plan evaluating infiltration and inflow to the sewer system, identifying capacity or treatment problems, and formulating the site plan for facilities expansion if required. Fund and implement necessary corrective action.
2. Include provision for street drainage improvements and maintenance projects in the regular annual operating budget.

III. Goal: Protect Westport residents and property from the hazards and inconvenience of floods, hurricanes, tornados, severe thunderstorms, winter storms, earthquakes and accidents during transport of hazardous materials.

- A. Policy: The Town of Westport should press for the adoption of the Town of Westport Hazard Mitigation Plan which outlines preparations that address this goal. The plan enables Westport residents and the Town to receive grant monies for pre-disaster hazard mitigation projects, including elevation of existing structures.
- B. Policy: Continue participation in the Federal Flood Insurance Program including the Community Rating System and support the measures outlined in the Repetitive Loss Plan adopted in 1995; undertake an active program to correct chronic drainage problems and reduce the extent of flooding.

RECOMMENDATIONS:

1. Continue to enforce a comprehensive set of drainage policy statements/standards.
2. Update the inventory of drainage problems and priorities for correction and maintenance. The re-opening of Green's Farms School makes improvements to the Muddy Brook culvert a top priority.
3. Establish a capital improvement program specifically for stream improvement projects. A list of projects was established in the 1987 Plan based on a 1985 report compiled by Leonard Jackson and Associates. Of the 47 improvement project identified, the following have been prioritized based on present Town needs. They include channel and/or culvert improvements and are listed below:
 - a. Silver Brook #1 - #6 Lyon's Plains Rd. through to Easton Rd.
 - b. Muddy Brook #1 and #2 Hillandale Rd. through Morningside Dr. South

DRAINAGE IMPROVEMENT PLAN MAP

- c. Pussy Willow Brook #1 - #5 Guyer Rd. through to Sue Terrace
- d. Willow Brook #1 - #6 Richmondville Ave. through to Punch Bowl Dr.
- e. Deadman's Brook #10 & #11 Melon Patch through to Bayberry lane

The numbers after each stream refer to a section of the brook or specific culvert replacement.

- 4. Where necessary, coordinate stream drainage improvements with neighboring communities.
- 5. To deal with the problem of vehicular access to Saugatuck Shores and Compo Beach, emphasize improvements of early warning systems and the purchase of emergency vehicles rather than raising road elevations.

IV. Goal and Policy: An adequate supply of public water of good quality and quantity and with a distribution system sufficient to serve the domestic, commercial and fire protection requirements of Westport.

- A. Policy: Public water supply in Westport is recognized as a private function, but the Town also recognizes the benefit of such service and intends to support BHC's continued efforts to provide water and improve the system. Water supply areas including aquifer recharge areas must be protected from degradation.

RECOMMENDATIONS:

- 1. Protect aquifer recharge area from degradation. Maintain the Aquifer Protection Zone, low density residential zones and change regulations so they are consistent with the aquifer protection program set by the Department of Environment Protection.
- 2. Continue to require all new subdivisions where public water is available to connect to the system.
- 3. Continue support of Bridgeport Hydraulic Company's system extension to Old Hill and Coleytown sections as well as increasing pipe sizes and eliminating dead-end loops.
- 4. The Town of Westport Fire Department should continue to maintain a close working relationship with BHC. Maximum distance between fire hydrants should be kept under 500' in commercial and high density areas and under 1,000' in residential areas.

V. *Goal: A solid waste management and disposal system that is adequate to serve the requirements of Westport and which respects environmental concerns.*

- A. Policy: All garbage collection will be through private contractors. Disposal of all solid waste will be managed principally through municipal contracting with out of town disposal facilities, such as Connecticut Resource Recovery Authority for garbage and the Naugatuck Treatment Company for sewage sludge, and a private location for leaf composting.

RECOMMENDATIONS:

1. Advocate and support backyard composting by Westport residents.
2. Continue to haul garbage, leaves and sewage sludge out of Town by contract.
3. Continue the garbage Transfer Station and recycling effort at the Sherwood Island Connector.
4. Continue 4 laydown areas, one in each quadrant of the Town, for brush and for temporary storage areas for materials such as pipes and road materials for the Dept. Of Public Works, one of which should be suitable for brush.
5. Advocate and support the opening of an ash disposal site in Connecticut.

VI. *Goal: Maintain and improve utility infrastructure installation in order to maintain the attractive community appearance of Westport.*

- A. Policy: Utility installations by both public and private service providers should be done in a manner which is least detrimental to community appearance.

RECOMMENDATIONS:

1. Utility structures and equipment at substations and pump stations and other ground level utility installations should be screened with landscaping or fencing.
2. Advocate and encourage the underground installation of utility service whenever possible.
3. Advocate and encourage maximum use of existing communications towers for additional service whenever possible. Develop standards for towers serving new

technologies such as cellular telephones and personal communication devices.

TRANSPORTATION

TRANSPORTATION

Existing Conditions

Traffic and Roadways

Westport's roadway system is a network of state highways and local roads that includes limited access highways, four lane arterials, two lane arterials, numerous collector streets and many more minor roads. State highways carry the highest traffic volumes and have the highest incidence of traffic accidents. Local streets carry lower volumes of cars connecting to the state routes and experience a much lower accident history. This is essentially the same situation as prevailed at the time of the 1987 Town Plan. The current volumes of traffic over the major highways are listed below. They are listed in a range, since volumes vary over the length of a given roadway. The detailed data is presented in subsequent charts for the individual routes.

<u>HIGHWAY</u>	<u>1996 AVERAGE DAILY TRAFFIC</u>
I-95	105,000-117,500
Merritt Parkway	51,000-57,500
U. S. Route 1	13,300-26,000
Route 33	9,700-15,500
Route 57	8,900-18,100
Route 136	5,400-14,100

Source: ConnDOT. Counts 1996 reported by South Western Regional Planning Agency Data Memo #97-11f dated September, 1997

Traffic volume over the Post Road has generally increased since the last plan update with a notably sharp jump in the period from 1992 to 1994 over the stretch between Route 33 and Sherwood Island Connector. As congestion has increased on I-95, the Post Road has increasingly been used as an alternate route. There have also been some new commercial developments along the route which are assumed to be drawing increased traffic. The Department of Transportation (DOT) has plans to replace the bridge across Sasco Creek at the border with Fairfield.

The state of Connecticut has a plan for traffic signal improvement and the addition of a fifth lane for left turns to expedite traffic along the Route 1 from Greenwich to Branford. If such improvements, which must be supported by the towns, are completed and through traffic is expedited, it is logical to anticipate overall volume will increase further.

U.S. Route 1 Traffic Volume

SECTION OF HIGHWAY	1985	1992	1994	1995
@ Westport/Norwalk Townline	20,600	18,300	18,700	18,100
to Kings Highway North	17,900	18,300	18,700	18,100
to Route 33, Weston Road	12,200	12,200	14,600	12,700
to Imperial Avenue	17,800	16,700	20,400	-
to Route 136, Compo Road South	21,500	19,700	24,100	20,200
to Roseville Road	-	21,300	26,400	-
to Long Lots Road (westbound)	-	29,600	34,200	-
to Route 476, Sherwood Connector	19,700	22,300	24,400	24,400
to Westport/Fairfield Townline	18,500	21,600	21,900	21,300

Since 1985, traffic volumes over Route 33 have demonstrated a mixed trend of increases and decreases depending on location. A general increase occurred between 1985 and 1992. Levels reported in 1994 were generally stable at 1992 volumes, with some slight decrease in 1995.

Route 33 Traffic Volume

SECTION OF HIGHWAY	1985	1992	1994	1995
from Route 136 to Southbound Exit I-95	13,100	15,000	15,400	14,300
to Riverside Avenue #2	-	15,100	15,300	13,300
to Sylvan Road South	15,900	18,000	17,200	17,200
to U.S. 1, Post Road East	11,500	13,000	13,400	12,100
to Route 57	8,900	10,300	10,200	9,900
to Merritt Parkway	12,700	13,400	13,800	12,600
to Newtown Turnpike	-	15,000	14,400	13,800
to Norwalk/Wilton Townlines	11,500	12,300	12,200	11,800

Traffic volumes over Route 57 in 1994 were similar to conditions in 1985. There was a notable increase in volume at the ramps to the Merritt Parkway in 1992, but levels subsided to prior conditions in 1994. The Connecticut Department of Transportation has replaced Route 57 bridges over Saugatuck and Aspetuck Rivers.

Route 57 Traffic Volumes

SECTION OF HIGHWAY	1985	1992	1994	1995
from Route 33 to Kings Highway North #2	13,500	13,000	13,200	12,700
to Main Street	7,900	8,700	9,000	8,800
to Cross Highway	13,300	14,500	14,100	14,000
Overlap Route 136	-	-	-	-
to Merritt Parkway Northbound	16,300	21,600	16,100	16,200
to Merritt Parkway Southbound	-	18,700	15,400	12,800
to Weston Townline	12,800	13,100	12,400	12,800

Certain sections of Route 136 have demonstrated stable traffic conditions since 1985 and other sections have experienced increases. Where volumes have increased the increment between 1985 and 1994 ranged from about 700 to 1,500 Average Daily Traffic (ADT), about 8% to 22% depending on location. Most recent 1995 counts indicate a decline from 1994 levels.

Route 136, Traffic Volume

SECTION OF HIGHWAY	1985	1992	1994	1995
Norwalk Townline to Northbound Exit I-95	8,900	8,700	9,000	8,000
to Franklin Street	5,100	5,700	5,800	5,200
to Riverside Avenue #1	9,200	9,000	9,900	8,800
to Imperial Avenue	12,900	14,300	14,000	13,000
to Green's Farm Road	10,300	12,000	11,600	10,700
to Post Road	6,400	7,500	7,600	7,000
Overlap Route 1	-	-	-	-
to Cross Highway	6,700	7,500	8,200	7,100
to Route 57, Main Street	5,100	5,500	6,100	5,200
to Route 57, Weston Road	1,200	13,200	13,300	11,800
to North Avenue, #1	5,800	6,900	6,700	6,600

to Fairfield Townline	4,700	5,300	5,400	5,500
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TRAFFIC VOLUMES & HIGH ACCIDENT LOCATIONS ON STATE HIGHWAYS MAP

Traffic through Westport on limited access facilities, I-95 and the Merritt Parkway has increased since 1985. The 1995 volumes on I-95 through Westport ranged from about 106,500 to 120,900 ADT. In 1985, the range was from 81,000 to 91,300 ADT. The 1995 volumes on the Merritt Parkway ranged from about 49,200 to 55,400 ADT, compared to 1985 levels from 43,900 to 46,800 ADT.

These changes represent over a 30% increase in traffic along I-95 and about a 15% increase on the Merritt Parkway.

The Connecticut Department of Transportation has been making improvements to both the Merritt Parkway and I-95. Ramp reconstruction has been completed at Merritt Parkway intersections with local roads. The I-95 median and shoulder improvements have been completed, as well as reconstruction of the highway bridge over the Saugatuck River.

Overall, traffic volumes have increased from ten years ago, but the level of increase exceeds 10% in only a half dozen locations and there are three areas where volume has dropped by 10%.

Street design standards within the adopted subdivision regulations list the right-of-way as 60 feet for arterials, 50 feet for collectors and 40 feet for minor roads, with private roads permissible over rights-of-way from 20 to 40 feet. Town road standards call for a minimum travelway of 26 feet curb to curb and, where required, sidewalks should be at least 4 feet wide.

The principal roads and their classification are listed under Goal I in the Transportation Plan.

The entire street system in Westport is considered to be within the "Norwalk Urban Area" which qualifies the roadways for financial assistance under certain highway programs.

Total accidents reported over the period 1/93 - 12/95 were about 3,510. Of the total, 94% were accidents on state roads and 6% occurred on local streets. When the average annual accident occurrence on state highways is divided by the state road mileage in Westport the accident per mile ratio is about 39.2. This represents about a 13% safety improvement since 1984 when accidents per mile were at 45.2. It is a level similar to the 1978 ratio of 39.5 accidents per mile. (These latter statistics are from the technical memo on Transportation in the 1987 Plan of Development Appendix).

The state routes passing through Westport and their three year accident summary are listed on the next page.

Accidents on State Routes through Westport

SECTION OF HIGHWAY	3 YEAR ACCIDENT TOTAL January 1993 - December 1995
Post Road East and West (Route 1)	1,160
Merritt Parkway (Route 15)	395
Route 33	330
Route 57	165
I-95	795
Route 136	395
Route 476 (Sherwood Island Connector)	65

Source: ConnDOT Accident Experience Report prepared 12/18/96

When evaluated in terms of accidents per mile, the Post Road (Route 1) is the most accident prone with a three year incidence of 80.72 accidents per mile. Next most frequent accident ratio is 56.6 on I-95. Intersections tend to be the most repetitive sites for accident occurrence. The table below lists Westport's most hazardous intersections as ranked by number of accidents recorded by Connecticut Department of Transportation for 1993 - 1995. Listed locations recorded over 20 accidents at the intersection.

<u>Location</u>	<u>Three Year Accident History</u>
Route 136 at Cross Highway	52
Route 1 at Bulkley Avenue	50
Route 1 at Route 33	41
Route 1 at Route 136	40
Route 1 at Myrtle and Imperial	37
Route 1 at Morningside	31
Route 1 at Sherwood Connector (Route 476)	30
Route 1 at Parker Harding	25
Route 1 at Sylvan Road	25
Route 1 at Roseville/Hillspoint	21
Route 57 at Clinton	20

The Connecticut Department of Transportation is considering an upgrade to several intersections and other hazardous locations along Route U.S. 1 within the Town of Westport. Preliminary design is underway, but prior to proceeding will need local input. If these projects move forward, completion is probably several years away. The sites considered for improvement are listed below. Projects include reconstruction, traffic signal improvement and addition of left turn lanes. The addition of a fifth lane for left turns along the entire Post Road may require the acquisition of commercial property

from private landowners, thus creating non-conformities for FAR, coverage, parking and the front landscape setback. Opposition of the Planning and Zoning Commission and Zoning Board of Appeals to this dislocation has been conveyed to the Department of Transportation.

1. Kings Highway South
2. Sylvan Road (North and South)
3. State Route 136 and Compo Road North and South
4. Grand Union's drive (300 ft west of Rayfield Road)
5. Roseville Road and Hillspoint Road
6. Sherwood Island Connector
7. Parish Road and Cedar Street
8. Church Street North and Church Street South
9. North Morningside Drive and South Morningside Drive
10. Turkey Hill Road North and South
11. North Maple Avenue and South Maple Avenue
12. North Bulkley Avenue and South Bulkley Avenue

The intersection of Route 1 and 33 has already been designed and constructed.

Public Transit

Westport Bus Service

There are several forms of public transportation available in Westport. There is a bus service provided by the Westport Transit District. This includes a series of "commuter" bus routes and schedules coordinated with the train schedule. There is also a "daytime" service which includes a Saugatuck/Westport route and a Post Road/Staples route. After school a shuttle links several local schools with each other and various recreation/social centers. The Imperial Avenue parking lot is the base location for a shuttle operation that provides service to and from Saugatuck train station during commuter peak hours. Norwalk Transit provides van service to and from the station for several private companies. Westport Transit District buses connect to buses operated by Norwalk Transit and by the Greater Bridgeport Transit District along the Post Road at the respective town boundaries.

A limited door-to-door "by reservation" van service operates for the elderly and handicapped, for those who live within $\frac{3}{4}$ of a mile of two established bus routes.

Rail Service

Metro North Commuter Service provides railroad transportation for Westport residents and workers. There are two stations in Westport, one at Saugatuck and the other at Green's Farms. The Connecticut Department of Transportation has been planning and making improvements to the New Haven line which include track and signal upgrades, bridge replacements, electrical upgrades, station improvements, handicap access adjustments and acquisition of additional rail cars. Amtrak trains stop in Bridgeport and Stamford.

TRANSIT SYSTEM MAP

Sidewalks and Bikeways

Most streets in Westport do not have sidewalks and it has been a matter of policy to limit extension of sidewalks to maintain a country character. There are certain areas which are appropriately served by sidewalks including the higher density areas around Westport Center, Saugatuck Center and the Post Road. There are also sidewalks along several sections of the more heavily traveled state routes and along Hillspoint Road and Compo Road South leading to the shore areas. There are also sidewalks near schools and in other residential areas. Except in the higher density centers, the existing walks tend to be narrow and are often in poor condition. Additionally, there are some gaps in the system of existing walks both in commercial and residential areas. The Department of Public Works (DPW) has just undertaken the first phase of a major capital program to restore existing sidewalks.

There are two designated bike routes, one along Compo Road South and one along sections of Green's Farms Road. A roadway is identified as share unless enough shoulder is available to permit a separate, marked bike path. The shoulder area along most of Westport's streets, including arterial roads, tends to be quite narrow. Past efforts to widen the travelway to provide a bike route have run into opposition from neighbors concerned about safety.

Parking

Residential parking and accessory parking to commercial establishments are regulated under the zoning regulations as to number of spaces and parking layout. Maintenance of these areas is the responsibility of property owners. In Westport Center, on-street parking and municipal lots are maintained by the Department of Public Works and regulated by the Police Department. Spaces and lots are posted with time limit and violators are ticketed and fined. There is a substantial existing inventory of parking spaces. (Parking is discussed in the Commercial Land Use Section).

The South Western Regional Planning Agency (SWRPA) conducted a survey of highway system commuter lots in June, 1996. The lot at Exit 41 of the Merritt Parkway had 93 spaces, with 37% utilized. The Exit 42 lot had 38 spaces, 100% utilized. The commuter lot on Sherwood Island Connector, Exit 18 of I-95, had 48 spaces, 60% utilized. These lots are maintained by Connecticut Department of Transportation.

At Saugatuck and Green's Farms railroad stations there are state and municipal parking lots, and also private lots at Saugatuck. The state and municipal lots are administered by the Westport Railroad Parking Authority and operate on the basis of daily fees and annual permits. Parking at both stations has been expanded since the 1987 Town Plan, but the Railroad Authority nevertheless reports a waiting list of 2,000 applications as of October 1997 for parking permits. Applicants include commuters from many towns who use the stations.

Parking in Westport Center is discussed in the Commercial Land Use Section.

Whether the existing inventories are adequate depends on the level of service and convenience which

the community determines to be acceptable. In Westport, the issue is complicated by a conflict between the established community character and the expansion of the parking inventory.

TRANSPORTATION PLAN

Westport desires a transportation system which is sufficiently diverse in its modes to satisfy the full range of travel needs and which is at the same time attractive and safe. The system should acknowledge state and regional transportation plans, but emphasize Westport's needs and priorities on its streets. The state should be urged to recognize those priorities on state routes passing through Westport.

Westport's transportation system of roads, intersections, bikeways and sidewalks should provide safe and efficient traffic and pedestrian circulation. Although the automobile will continue to be the primary mode of transportation, the use of the minibus as well as various transportation system management strategies should continue to be encouraged and supported. Continuation of adequate rail service to Westport is vital. The transportation service system should recognize the growing number of the old and young members of the population, and should encourage alternative modes of transportation for these residents, such as ensuring adequate sidewalks and bikeways, where appropriate, and after-school minibus transportation. Support of the on-call service for the elderly and handicapped should be continued and expanded.

Public parking facilities are an important component of the overall transportation system. These facilities should try to meet the needs of commuters, as well as customer and employee parking in Westport Center. As noted in the 1987 Town Plan Westport does not wish to be a regional hub for railroad commuters.

I. Goal: A safe and efficient street and highway system which satisfies local needs and does not harm local community character or residential amenities.

- A. Policy: Westport's state highways should remain the routes for carrying the highest traffic volumes, with local streets giving priority to needs of abutting properties versus through traffic.

RECOMMENDATIONS:

- 1. Continue classification of Westport streets in accordance with definitions and lists below.
 - a. Limited Access Facilities - highways where access is limited to ramp interchanges or specific intersections. I-95, Route 15 (Merritt Parking) and the Sherwood Island Connector.
 - b. Four Lane Arterial - a four lane roadway with free access that serves

both local and regional traffic. The only four-lane arterial in Westport is U.S.1.

- c. Arterial - streets of considerable length which serve major traffic centers of activities and interconnect towns and cross-town areas.
- d. Collectors - streets which carry traffic between arterial and local streets and connect adjacent neighborhoods.
- e. Local or Minor Roads - roads that primarily give access to abutting properties.

Limited Access Facilities

I-95
Merritt Parkway
Sherwood Island Connector

Four Lane Arterials

Post Road (Route 1)

Arterials

Lyons Plains Road
Route 33
Route 57
Route 136

Minor Arterials

Avery Place
Compo Road North & South
Cross Highway
Green's Farm Road
Hillspoint Road
Jesup Road
Kings Highway North
Long Lots Road
Main Street
Myrtle Avenue
North Avenue
Roseville Road
Turkey Hill Road
Weston Road

Collector Streets

Bayberry Lane
Beachside Avenue
Broad Street
Bulkley Avenue
Center Street
Clapboard Hill Road
Clinton Avenue
Coleytown Road
Colony/Pumpkin Hill/Terhune
Compo Beach Rd/Soundview Drive
East Main Street
Evergreen Avenue
Harbor Road/Duck Pond Road
Hillandale Road
Imperial Avenue
Kings Highway South
Maple Avenue North & South
Morningside Drive North & South
New Creek Road
Newtown Turnpike
Old Hill Road
Parker Harding
Partrick Road
Prospect Road
Stonybrook Road
Sturges Highway
Sylvan Road
Treadwell Avenue
Valley Road
Westway Road
Whitney Street

STREET CLASSIFICATION MAP

2. In the design of traffic and street improvements attention should be given to protection of old stone walls, historic road structures, mature trees and front landscape area as well as to normal traffic engineering and safety issues. Adequate attention to such items will need to be demonstrated for a project to be considered consistent with the Plan.
3. Review, evaluate and update the “Greening of the Post Road” program. The Planning and Zoning Commission opposes the widening of the Post Road to 5 lanes as proposed by DOT.
4. Identify intersection or roadway improvements which would further the above policy and review them with the Planning and Zoning Commission before submission to the South Western Regional Planning Agency (SWRPA) for possible federal or state funding.
5. Evaluate the traffic pattern on the streets around Saugatuck Station in light of proposed Conn. DOT improvements to the railroad bridge and the Americans with Disabilities Act station improvements.
6. Paint fog lines on arterial and collector roads to improve traffic safety when driving at night and at times of poor visibility. These lines define traffic lanes and help protect bikers, skaters and pedestrians.
7. “Guidelines on the Procedures and design for Speed Hump Traffic Controls” prepared by Allan Davis Associates of Norwalk, and adopted by the Board of Selectman acting as on July 1, 1997 should be the standard for speed hump construction, placement and location .
8. Provide adequate funding for speed limit control and enforcement.
9. Anticipate and seek remedies for traffic problems caused by major Town construction projects.
10. Anticipate and seek remedies for traffic problems generated by periodic flooding of roadways (also see utilities section).
11. Encourage use of natural gas for all Town vehicles.

II. Goal: A public transit system that maintains a high level of commuter service and provides an alternative to auto travel as a means of meeting special needs of residents who do not drive and to reduce traffic and improve air quality.

- A. Policy: Commuter rail service is vital to Westport and its continuation and improvement should be advocated and supported.
- B. Policy: Local minibus transit and commuter service is desirable in Westport and its continuation and improvement should be advocated and supported.

RECOMMENDATIONS:

1. Encourage the Railroad Parking Authority to review its fee structure with consideration to enhancing the desirability of using the minibus service rather than park-and-ride lots adjacent to the railroad stations.
2. Periodic analyses of needs and services are required to ensure that the Transit District implements timely expansions of minibus service to meet projected rising demands by three expanding groups of the population: the elderly, the disabled and students who require transportation after school hours. Of particular importance is the extension of door to door service to more areas of Westport, not just those within $\frac{3}{4}$ of a mile of bus routes 1 and 4, for the elderly and disabled. The Town should provide funding for the extension if unavailable from other sources.
3. Similar periodic analyses should be made concerning adequacy of the shuttle bus service to and from the Metro North railroad station(s), in order to provide additional services, when needed, for those who park at Westport's commuter lots, including highway lots.
4. Westport should take all possible measures to encourage improved linkage between the Norwalk/Westport Transit District bus routes and the Fairfield/Bridgeport bus routes. Improve the safety of connecting points.

III. Goal: A supply of parking facilities which is adequate, accessible, suitably located and attractively landscaped to meet the needs of car poolers, rail commuters and business center customers and employees and to prevent congestion in the streets.

- A. Policy: Parking for new residential construction and for new or changed business uses should be privately provided as required in the zoning regulations. Commuter lots at highway ramps should be the responsibility of the state. Rail commuter lots should be a cooperative program of the

Town and the state. Westport Center parking is a municipal responsibility except for privately owned lots.

RECOMMENDATIONS:

1. Study ways to increase use of Imperial Avenue parking lot through a cooperative effort of the Town and the Downtown Merchants Association to provide shuttle buses for employees during morning and afternoon peak hours. Address parking lot safety issues through use of safety personnel or use of closed-circuit cameras linked to the police station, or other means (see Commercial Section). Also, study feasibility of a vehicular bridge between the Imperial lot and Library parking lot.
2. Revenues in excess of operating and maintenance requirements received by the Westport Railroad Parking Authority should be applied to improve the landscaping, signage, lighting and general appearance of facilities.
4. Discourage additional railroad parking in Westport pending a review of the fee structure, available parking at stations in nearby communities, and commuter bus routes in Westport. Communities without stations that utilize Westport Stations should provide public transportation for their commuters.

IV. *Goal: Pedestrian safety and convenience should be assured with a sidewalk system suitable to the level of neighborhood development and traffic.*

- A. Policy: Sidewalks are necessary within Westport Center and Saugatuck Center. They are also needed along Post Road and more heavily traveled sections of arterial and collector streets. However, they are less desirable in lower density sections of the community where they may detract from the country character.

RECOMMENDATIONS:

1. Sidewalks of adequate width and design suitable to the large number of pedestrians should be installed and maintained along both sides of the streets in Westport Center and Saugatuck Center. Sidewalks should be installed where possible along the Post Road to facilitate pedestrian movement. Better sidewalks are needed along streets leading to beach areas.
2. Along certain collector streets, a narrower walk along one side of the street should be considered where deemed necessary.
3. All sidewalks should be maintained.

4. Materials used for sidewalk construction should be consistent with the character of the area where located (examples: brick in Westport Center, concrete along Post Road).

V. Goal: There should be locations within Westport for safe recreational circulation including biking, skating, jogging and walking.

- A. Policy: Safety concerns regarding narrow rights-of-way need to be balanced with recreational demand.

RECOMMENDATIONS:

1. Alternative means to provide these recreational opportunities should be examined including locations along local streets and within park and open space areas. Signage, traffic management and park use policies should be developed to resolve conflicts to the best degree possible.

COMMERCIAL LAND USE

COMMERCIAL LAND USE

Existing Conditions

Commercial development in Westport consists of approximately 2,500,000 square feet of office space and about 1,400,000 square feet of retail space. Westport has become both a regional employment center and a regional shopping center, drawing employees and customers from surrounding communities. Commercial land use is concentrated along the Post Road, in Westport Center, in Saugatuck Center and at three outlying office parks.

Westport Center is the Town's focal point. It is the area bounded by the Saugatuck River on the west, Imperial and Myrtle Avenue on the east, Thomas Road on the South, and Kings Highway North on the north. It is the center of town government and business, and of much of the Town's cultural life. It has become a regional shopping center while still managing to preserve much of its small town look. The river adds to the ambiance and serves as a reminder of the Town's history. Intensive retail activity is supported by municipal parking as well as private parking. The layout encourages pedestrian activity.

Saugatuck is focused around the train station and is bordered by the Saugatuck River. Saugatuck Center is a collection of 19th century structures, but uses are less intensively retail than in Westport center and more predominantly marine and auto service, including boatyards and garages. There is also a collection of contractors yards and offices in this center as well as numerous restaurants and some professional services. Saugatuck Center is considered to be the area lying between the east side of Saugatuck Avenue and the Saugatuck River (but including the small RORD #2 Zone on the west side of Saugatuck Avenue) and extending south from the Saugatuck/Riverside/Treadwell intersection to Ferry Lane. Many of the buildings show the signs of their age and need for maintenance.

Two major infrastructure changes are in the planning stage for Saugatuck Center and a third is pending construction:

1. A new railroad station will connect the eastbound and westbound tracks by a bridge or tunnel. It will comply with the Americans with Disabilities Act (ADA) standards and may include an elevator to accommodate the grade change.
2. Improvements to the railroad bridge over the Saugatuck River. This may affect the alignment of the tracks.
3. A plan to upgrade the Ferry Lane parking lot, which floods in storms, was approved two years ago, and is expected to be under construction by the summer of 1998.

Post Road West tends to have a corporate image with larger buildings set back on attractively landscaped lots with sufficient on site parking. The open and treed character of this stretch of the road provides a visually attractive entrance into Westport that distinguishes it from Route 1 in

Norwalk. Post Road East has been developing into a more traditional suburban strip, with a mix of convenience shopping centers, larger retail outlets, gas stations and limited fast food restaurants. This stretch of the road also includes some of Westport's condominium and multi-family housing. The various zoning districts along the Post Road provide varying intensities and types of use as well as varying heights, roof lines and sizes of buildings.

Interspersed along both the east and west sections of the Post Road are some of the Town's vintage historic buildings. These historic frame structures provide visual relief from contemporary retail and office development and provide a transition to residential areas.

There is virtually no vacant commercial land available in Westport. Most commercial expansion potential is associated with underutilized sites. The appeal of Westport as a retail and business location has increased pressure on real estate values. As a result many properties have been redeveloped to more modern and more intensive commercial use. These economic pressures raise continuing concerns over the character of the community and the traffic congestion and parking demands associated with intensified commercialization. Also, as a result of these constraints, development applications have grown increasingly complicated. Variances for commercial buildings are sought with increasing frequency. There is further pressure to expand into residential areas and to increase the commercial intensity of mixed-used zones above permitted levels

In Westport Center, the availability and convenience of parking has been an on-going topic of concern. In 1988 Allan Davis Associates completed a parking study of both Saugatuck and Westport Centers. In Westport Center, the study counted a total of 2,265 spaces. Of the total there were 1,117 spaces in municipal parking lots, 149 spaces on local streets and 187 spaces at Town Hall. Private lots provide 812 spaces. Within the municipal parking lots the spaces are about evenly divided between short and long term.

The 1988 Davis study examined occupancy and turnover and found that the peak overall occupancy reached 76% and municipal lot occupancy reached 84%. Davis advised that capacity generally "maxs" out at 85% occupancy for short-term lots and 95% occupancy for long term lots. The Davis report concluded at the time that based on peak occupancy observed (76%/84%) the overall supply was adequate. While overall occupancy may have been adequate on average, there were several individual lots which were at or above the 85% for short term or 95% for long term. These included Baldwin lot, Bay Street lot, Jesup Road lots, Library lot, Parker Harding and Taylor Place.

Parking has also been an on-going concern in Saugatuck Center where the demand comes mainly from commuters using the Saugatuck Train Station. The Railroad Parking Authority reports a waiting list, which includes commuters from surrounding towns, of approximately 2,000 for railroad parking permits. The state has expanded available parking during the past ten years and there are plans pending for improvements to the train station and the Ferry Lane parking lot.

COMMERCIAL LAND USE & BUSINESS CENTERS MAP

COMMERCIAL LAND USE PLAN

Westport commercial activities are considered supportive of the principally residential character of the community. Their benefit as a tax base and economic base as well as a convenience to Westport residents is acknowledged. Established outlying office parks are anticipated to continue as such. The commercial land use districts of Post Road West and Post Road East and Westport Center are intended to be maintained as such. Saugatuck Center is also intended to be a focus of commercial activity, but with a possible increased component of residential development. In both Westport Center and Saugatuck Center the Saugatuck River frontage is considered a community asset to be enhanced for aesthetic appeal, pedestrian access and recreational uses. A major goal is to enhance the appearance of all commercial areas and minimize negative influences on neighboring residential quality of life.

Managing redevelopment and reuse stands out as a more significant challenge for commercial land use planning than regulation of new construction. New construction represents a minority component of local commercial development.

Existing zoning regulations assure a proper review and evaluation of both new construction and redevelopment proposals. Change of use or reconstruction impacting the existing footprint of buildings and the site plan layout are subject to comprehensive site plan review. In the case of redevelopment of non-conforming properties there is some flexibility to deal with development standards by special permit, but not to increase non-conformity.

I. Goal: A viable economic base of commercial activities, complementary to Westport's predominantly residential character and attractive community appearance, within the existing limits of commercial development.

- A. Policy: Proposals to extend the lines of existing commercial and mixed use districts or to revise development standards to permit more intensive site utilization will be considered contrary to the Plan of Conservation and Development.

RECOMMENDATIONS:

1. The existing commercial land use areas of Westport should be maintained within their existing zone limits without extension into residential areas or intensification in excess of current standards.
2. Where individual properties are split into multiple zones, such as commercial frontage on the Post Road and residential land at the rear of the site, encroachment of commercial use into residential zones should continue to be prohibited.

3. Maintain the 25% Floor Area Ratio (FAR) and the 10,000 square foot building size limit to maintain “small town” character. Examine a reduction of the 10,000 square foot building by creating different RBD districts based on building size. Maintain the restricted limits of commercial activity in mixed use districts.
 4. Maintain the three small convenience store areas which exist in residential zones as non-conforming uses.
- B. Policy: All of the agencies within Westport that are concerned with land management, such as the Conservation Commission, the Flood and Erosion Control Board, the Zoning Board of Appeals, and their respective offices, should support the concepts expressed in this Plan of Conservation and Development within their respective areas of regulation.

RECOMMENDATIONS:

1. Land use agencies such as Planning and Zoning Commission and the Zoning Board of Appeals should have the authority to hire specialized consultants to handle complex applications and defend against appeals.
2. The ZBA, when variances are applied for, should be vigilant in ensuring that any variance granted meets the statutory conditions of unusual hardship, and harmony with the general purpose and intent of the zoning regulations.

II. Goal: A Westport Center which is a vibrant focal area of government, cultural and business activities and in which buildings are maintained in their historic character and scale; there is adequate parking available for customers and employees without losing the small town appearance; which emphasizes the riverfront and which continues to afford pedestrian access to the river.

- A. Policy: The distinctive character of Westport Center should be maintained and outstanding features should be enhanced. Parking needs should be balanced against the need to preserve the small town look.

RECOMMENDATIONS:

1. Within the BCD zone, parking standards should be revised to include retail, restaurant and office as a single group and to limit restaurant and retail occupancy to the first floor. Such change would simplify administration and the application procedure. Its effects should be closely monitored to ensure consistency with the overall plan.
2. Study ways to increase use of Imperial Avenue parking lot through a cooperative effort of the Town and the Downtown Merchants Association to provide shuttle buses for employees during morning and afternoon peak hours. Address parking lot safety issues through use of safety personnel or use of closed-circuit cameras linked to the police station, or other means. Reexamine need and feasibility of construction of vehicular bridge from library lot to Imperial Avenue lot.
3. Winslow Park and Baron's South provides open space in an otherwise commercial area. This area should be protected by Town acquisition of the Baron's South and rezoning of Post Road frontage of both properties to a residential category.
4. Develop a coordinated design policy for paving, planting, lighting and signage for Westport Center, including the commercial districts along the west bank of the river.
5. Develop waterfront parcels whenever possible to provide for public access to the waterfront. Priority should be given to water dependent uses.
6. Create a greenway along the east bank of the river from Jesup Green to Grace Salmon Park.
7. Continue to locate community facilities within Westport Center or close to it, as long as additional parking needs can be accommodated.
8. Encourage downtown employers to arrange for employees to park in the more outlying lots, leaving more desirable spaces for short-term visitors and customers. Consider closing short-term lots or sections until after most employees have arrived.
9. Update the 1988 study of "Transportation and Parking Management" by Allan Davis Associates to enumerate parking adequacy as of 1998 at both Westport and Saugatuck Centers, with the standard of service geared to normal rather than peak demand.

10. Improve parking in Westport Center with management strategies recommended by the proposed update of the 1988 Davis study in order to maximize use of existing lots. If the study reveals serious inadequacies in the parking supply, examine the possibility of installing a parking deck, balancing parking need with the desire to retain a small town look.

III. Goal: A Saugatuck Center which maintains its existing character and in which redevelopment is conducted at a similar scale and in compatible character. Saugatuck Center should continue to afford opportunities for small scale business and services, particularly water-dependent and marine related operations and increased opportunity for residential use. It should provide increased riverfront visibility and access. Saugatuck Center will continue as a center of commuter activity focused around the train station. Renovations and parking area improvements should be in keeping with the character of the neighborhood enhancing the appearance and traffic circulation.

- A. Policy: Future planning and redevelopment for Saugatuck Center should have the overall goal of maintaining the existing character of the area, especially the urban character of the shops adjacent to the railroad station. Traffic circulation should be improved in conjunction with railroad improvements, as well as neighborhood appearance.

RECOMMENDATIONS:

1. Develop a coordinated design policy for paving, planting, lighting and signage for Saugatuck Center, and advocate landscape improvement of the several extensive public parking facilities in the neighborhood.
2. Development of waterfront parcels to provide public access to the waterfront and give priority to water dependent uses.
3. Consider revising the zoning in Saugatuck Center to permit apartments at a density sufficient to encourage their development. Saugatuck Center is mostly zoned GBD. Increased residential use is desired at Saugatuck, but apartments are prohibited in the GBD zone.

RESIDENTIAL LAND USE

RESIDENTIAL LAND USE

Existing Conditions

Westport is predominantly a single family residential community and this is the character that Town Plans have historically supported. State statutory revisions since the 1987 plan require attention to housing opportunities, housing choice, and economic diversity, and these topics are specifically considered below. Within the overall housing inventory there is substantial housing choice and there is a range of economic diversity within the single family inventory.

Housing Variety

At the end of 1995, the Connecticut Department of Housing counted Westport's housing inventory as 9,909 units total, a modest increase from the 1990 Census count of 9,841. While Westport continues to be primarily a single family community, a variety of alternatives to single family houses exist, including condos, mobile homes, apartments, group homes, multifamily housing, and public housing.

Westport's variety of housing besides single family houses, includes:

1.	Canal Park elderly housing (condos)	50 units subsidized
2.	Whitney Glen elderly housing (condos)	62 units market rate
3.	Hales Court (single family homes)	40 units moderate income
4.	Sasco Creek (mobile homes)	82 units moderate income
5.	Oak View Circle (mobile homes)	26 units market rate
6.	Crescent Park (mobile homes)	30 units market rate
7.	Harvest Commons (condos)	82 units market rate
8.	Landsdowne (condos)	90 units market rate
9.	Regent's Park (condos)	81 units market rate
10.	Edgewater Commons (condos)	25 units market rate
11.	The Convent (condos)	4 units market rate
12.	The Playhouse (condos)	20 units market rate
13.	Old Hill (condos)	16 units market rate
14.	Indian River (condos)	20 units market rate
15.	The Saugatuck (elderly housing)	36 units moderate income
16.	Tide Water Common (condos)	8 units market rate
17.	Wassell Lane (single family houses)	<u>16 units low to moderate income</u>
		TOTAL 688

In addition to the 688 above units there are approximately 200 units of housing in multifamily buildings (not condos), two group homes for youths and four group homes for the mentally retarded.

The Town also owns 5 units at Longshore Club Park historically rented to town employees, plus a house at the Nike site and the Kraft House. Community facilities include a shelter for the homeless

and a house used by recovering addicts.

Under its housing opportunity regulations, Westport provides for elderly accessory apartments in single family houses; for legalizations of apartments in existence before October 1959 and for apartments in several commercial zones. In May 1994, the Planning and Zoning staff compiled a list of 1,154 apartments in residential zones: 558 of these are legal and preexisting non-conforming apartments; 596 apartments are not in conformance with zoning regulations.

The total of the above variety of units is approximately 2,050, which is about 21% of the total inventory. Another aspect of housing diversity is the tenancy options available in the community. The 1990 Census reported that about 17% of Westport's housing was rented, but did not differentiate between single-family houses, apartments or other rental options.

Housing Affordability

Affordability of available housing is another important topic of concern. Affordability is defined by the state as housing costs that are no more than 30% of housing income. Based on the 1995 information from the Connecticut Policy and Economic Council about 25% of Westport residents across all income levels paid in excess of 30% of their income for housing. These households include 515 renters and 1,929 owners.

Of particular concern with respect to a state "special lands use appeals" procedure is the affordability to those households at or below 80% of the area or state median income levels. About 17% of Westport households are at income levels below 80% of the state median. A special provision allows affordable apartments in single family houses to be governed by a standard of 80% of the Norwalk Metropolitan statistical area median income area.

A 1995 report by the Connecticut Department of Housing listed Westport's qualified affordable housing inventory as 201 units, about 2% of the total of 9,099 units. The state sets a desire level at 10%, and defines "affordable" as housing that is either government assisted or deed restricted to lower income occupancy. The Westport qualifying inventory is distributed as follows:

1. Family rental units	95
2. Elderly rental units	50
3. CHFA mortgages	12
4. Deed restricted	<u>44</u>
Total	201 units

Westport's inventory of affordable units places it close to the top of the list of area towns. Norwalk has a substantially higher percentage. But Westport exceeds the percentage of five area towns and is only slightly below the affordable percentage in Fairfield.

WESTPORT AFFORDABLE HOUSING

Norwalk	10.0%
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Fairfield	2.15%
WESTPORT	2.04%
Wilton	1.46%
New Canaan	1.35%
Darien	1.25%
Easton	0.0%
Weston	0.0%

COMPARED TO AREA TOWNS

There is an evident need for more affordable housing within Westport. It will be difficult, however, to create a significant inventory of affordable units through new construction, since development sites are limited. Therefore, attention will need to be given to means to protect and promote affordability within the established inventory.

Sales prices of condos tend to run 15% to 20% below the median for detached single family houses. Expansion of the local condominium inventory has therefore provided a less expensive alternative to the traditional one-family house. For rental housing the 1990 Census estimated the median monthly cost at \$1,001; for mortgage owner-occupied housing it was estimated at \$1,994. Thus, the inventory of rental units also helps maintain affordable alternatives. Zoning regulations permit up to five unrelated persons to share a house.

The desirability of Westport as a place to live has resulted in development targeted at upscale purchasers. Houses much larger than those typical in the established neighborhoods have been built on half-acre lots in recent subdivisions. A parallel activity has been the acquisition, demolition and redevelopment of older homes for construction of larger, more modern residences. From July 1996 to May 1997 there were 32 new houses built. There were 11 "teardowns".

The introduction of very large houses into old neighborhoods whether by new subdivisions or as a result of demolition is dramatically changing the character of neighborhoods and has already led to increased pressure for expansion or redevelopment of nearby properties.

RESIDENTIAL LAND USE PLAN

Preservation of the single family, one dwelling unit, residential character is the basis for development of Westport. Residential districts should be maintained and protected against the intrusion and

encroachment of commercial activities with emphasis on containment of commercial areas and activities within commercial districts. Demarcations between residential and commercial districts should be upheld, and strengthened, if necessary. Land in residential zones should not be used for commercial parking or other non-residential uses, except as permitted in current regulations.

Smaller houses behind Post Road, and in the Riverside Avenue and Wilton Road areas should receive special attention for protection against non-residential inroads. These neighborhoods are an important resource for maintaining Westport's ability to offer housing opportunities to moderate income people, and the integrity of these neighborhoods and other adjoining commercial zones should be preserved.

Regulations protecting residential districts and zoning standards must be maintained, improved where needed, and enforced.

Much of the land easily capable of residential development has been utilized, with marginal lots now coming on the market, and special care must be taken to insure that new and enlarged single family housing is built in conformance with wetland, flood zone and aquifer protection regulations, and in accordance Coastal Area Management policies.

Future planning, based on a projected maximum population of 28,000, must recognize the relationship between adding to housing supply and the effect on traffic congestion, increased demand for services and manpower, increased enrollment in the schools, over-crowding at the beaches and other municipal facilities and the impact on the overall quality of life for residents of Westport.

I. Goal and Policy: Conservation of the low density single family residential character of Westport's neighborhoods, preserving open space and protecting natural environmental features, historical resources.

RECOMMENDATIONS:

1. Retain existing residential districts, with a variety of lot sizes ranging from 5,000 square feet to two acres, as illustrated in the Land Use Plan map.
2. Prohibit from intensification or expansion the high density areas at Saugatuck Shores, Compo Beach, Sherwood Mill Pond and Compo Cove. These older developments are not consistent with today's environmental standards or coastal area flood safety standards.
3. Continue to curtail residential development impacting aquifers, wetlands, tidal pools, and flood plains. Maintain close adherence to the Coast Area Management Act (CGS Sections 22a-90 through 22a-112) to protect environmentally sensitive areas and

comply with FEMA requirements

4. Regulatory procedures and utility extension policies relative to natural resource protection have been set forth under the Natural Resources section of this plan and should be applied in the review, approval and management of residential development proposals.
5. Require conservation easements in site plan and subdivision resolutions where appropriate as a means of protecting adjacent natural resources, steep slopes and scenic vistas.
6. Require a set aside of open space or contribution of a “fee-in-lieu-of-open-space” for every new subdivision approved. Review working of Section 54-21 of the zoning regulations.
7. The historic nature of neighborhoods should be retained through citizen education, zoning regulations and the establishment of historic districts.

II. Goal: A residential inventory which includes a diversity of housing types while remaining predominantly low density single family homes and conserving established property values.

- A. Policy: Efforts should continue to expand opportunities for multifamily housing and to bring apartments in single family houses into conformity with regulations. The cap of 10% of the 1990 Census should be maintained on multifamily (3 or more dwelling units) housing. A separate cap on the number of apartments permitted in single family zones should be considered after legalization of existing apartments is completed.

RECOMMENDATIONS:

1. Legalization of existing apartments in single family zones should be extended to those established between October 1, 1959 and October 1, 1985. A new regulations covering these non-conforming apartments should require owner occupancy of the house, and include provisions on health and safety, zoning standards, parking requirements, and other standards designed for protection of neighbors, such as not permitting home offices or boarders on the same lot with apartments.
2. If it is decided to legalize rather than close apartments established between 1985 and 1995, they should be required to be affordable based on state definitions. Any legalization should include owner occupancy of house, as

well as provisions similar to those for 1959-1985 legalization, with additional strict standards. Close down apartments established after the 1995 assessment or have an Order to Discontinue placed on their land records.

3. Procedures established to bring certain categories of apartments into compliance have not been entirely successful. Set a fixed time period during which requests from property owners will be accepted and processed. Place an Order to Discontinue on the land records.
4. Consider drafting a regulations to encourage residential development in Saugatuck Center. Preserve existing housing. In Westport Center retain existing residential uses and regulations encouraging dwelling units.

- B. Policy: Examine ways to conserve present diversity of housing and provide new opportunities.

RECOMMENDATIONS:

1. In order to retain a variety of sizes of single family houses, adopt a regulations to limit house size and lot coverage. Review setbacks and height regulations. Consider FAR limitations.
2. Study ways to expand and improve alternative living arrangement for older residents such as assisted living facilities.

III. Goal: A residential housing inventory that includes affordable housing for low and moderate income households.

- A. Policy: Municipal housing should focus on the needs of households with lower incomes.

RECOMMENDATIONS:

1. The Town should meet state statute requirements for affordability in its rental housing, and the rental units at Longshore Club Park should remain under Town control, including the Farmhouse.
2. The Westport Housing Authority should be encouraged to investigate buying property adjacent to Canal Park elderly housing for a small expansion of the facility.
3. The Westport Housing Authority is urged to fully employ land available at the Sasco Creek Mobile Home Park, and the Town should be encouraged to fund

- such development if state and federal money is no longer available.
4. If possible, the current high-interest Housing Authority bond should be replaced by a new, favorable-rate bond issue, with debt service covered through user fees.

B. Policy: Examine the possibilities for affordable housing units. Continue efforts to help seniors remain in Westport.

RECOMMENDATIONS:

1. Retain the current elderly accessory apartment regulation.
2. Require affordability as defined by state statutes in any zoning regulation to legalize apartments created between 1985 and 1995. Any future regulation concerning new apartments, after legalization is completed, should require affordability. Consider lowering the maximum allowable square footage as a means of providing lower-rent apartments.
3. Consider providing incentives for below market rate units for moderate income families in future multifamily developments.

IV. Goal and Policy: Maintain the character of Westport's residential neighborhoods by preserving the New England look and small-town scale.

RECOMMENDATIONS:

1. Review special permit uses in residential zones to ensure that they are still suitable for neighborhoods, especially now that so little undeveloped property remains.
2. Review home office regulations.
3. Review rear lot development regulations.
4. High walls and fences detract from a sense of community, consider reducing their height.
5. Traffic lights should not replace stop signs on residential streets. They should be limited to commercial areas and along state roads. Any speed humps should be in accordance with "Guidelines, Procedures and Design for Speed Hump Traffic Controls" adopted by the Board of Selectman acting as the Traffic Authority on July 1, 1997.

LAND USE PLAN MAP

PARKS & RECREATION

PARKS AND RECREATION

Existing Conditions

The existing park and recreation lands are summarized as follows:

Municipal recreation areas

Town Parks	257.0 ac.
(See Appendix A for a specific list of parks)	
Town Schoolyard and accessory open space at Library and Fire Stations	
(See Appendix A for a specific list of playgrounds)	<u>168.2 ac.</u>
	425.2 ac.

State Parks

Sherwood Island State Park	274 ac.
State Boat Launch	<u>0.5 ac.</u>
	274.5 ac.

Private Recreation Areas

Westport YMCA Camp	26 ac.
Birchwood Country Club	82 ac.
Fairfield County Hunt Club	<u>39 ac.</u>
	147 ac.

The total of all the above recreation areas is about 847 acres. This is comprised of 50% of Town owned land, 33% state owned land and 17% privately owned land.

Recreation Facilities

The Town of Westport owns and operates a wide array of active recreational facilities and passive recreational facilities as described in the Natural Resource section of this plan. The diverse selection of physical facilities is complemented by a broad selection of programmed and supervised recreational activities designed to appeal to all age groups and interests. A 1995 survey of Westport residents on park and recreation issues conducted for the Westport Parks and Recreation Commission found that most respondents were generally satisfied with both the Town's facilities and its programs. The inventory of municipal recreation facilities is presented below.

Golf:

Longshore Club Park includes an 18 hole golf course with a full-service pro shop and practice facilities. The course is open from mid-March to December. There is also a driving range at this park.

Boating:

Compo Yacht Basin located at Compo Beach provides in-water slips and moorings as well as drystacks for trailered boats, dinghies, Hobie Cats, Sunfish and windsurfers. Launching facilities are also available on a season or daily pass.

E.R. Strait Marina located at Longshore Club Park provides in-water slips as well as limited dinghy storage. Harbor Marine Services is a licensed vendor operating launch service to boats moored in the mouth of the Saugatuck River.

Beaches:

Compo Beach offers sandy beaches plus rest rooms, showers, dressing rooms and lockers. Amenities include a playground, concessions, picnic areas and a newly established skate park. There are also areas for beach volleyball, softball and basketball. The beach is protected by lifeguards from Memorial Day to Labor Day.

Burying Hill Beach offers picnic areas and rest rooms. Lifeguards are on duty from Memorial Day to Labor Day.

Old Mill Beach provides access to the Sound. Parking is limited and there is no lifeguard on duty.

Canal Beach on Saugatuck Shores, has no life guard and has limited parking.

Swimming Pools:

Longshore Park has 3 outdoor pools which are open from Memorial Day to Labor Day. There is a 25 yard main pool, a secondary pool and a smaller kiddie pool. Pools are supervised by lifeguards during the summer session.

Staples High School has an indoor pool which is available from September to June for lap swimming and open swim events on evenings and weekends.

Tennis Courts:

The Town of Westport operates 26 tennis courts, 16 clay and 10 all-weather. The courts are located at *Longshore Club Park* (9 clay); *Bedford Middle School* (7 clay); Town Farm (4 all-weather) and at *Staples High School* (6 all-weather). There are also platform tennis courts for outdoor play at Longshore

Club Park from October to April. The tennis courts at Longshore are illuminated for evening play.

Athletic Fields:

There are 13 athletic field complexes in Westport for team play. These are used for track, baseball, soccer, lacrosse, football and softball. The playfield complexes are currently fully utilized and increased demands upon them are anticipated. Four of the playfield complexes are situated on school grounds and serve a dual educational/recreational purpose. The location and number of these fields is inventoried as follows:

<u>Location</u>	<u>Field Use</u>
Long Lots Upper	Baseball or Multi Purpose (1)
Long Lots Lower	Multi Purpose (1)
Long Lots Back	Little League (1)
Burr Farms School	Multi Purpose (1) or Little League (2)
Green's Farms*	Softball/Little League (1) or Multi Purpose (1)
Staples High	Softball (1), Baseball (1), Multi Purpose (2) or Multi Purpose (3)
Coleytown Middle	Multi Purpose (3)
Coleytown Elementary	Little League (3), or Multi Purposes (1), Little League (1)
Kings Highway	Softball (1) or Multi Purpose (1)
Doubleday	Baseball (1)
Bedford	Little League (1) or Multi Purpose (1)
Wakeman	Multi Purpose (2)
Town Hall	Little League (2) or Multi Purpose (1)
Compo Beach	Softball/Little League (1) or Multi Purpose (1)
Hillspoint	Little League (2)
Luciano	Little League (1)
Saugatuck	Little League (1) or Multi Purpose (1)
Town Farm	Little League (3)
* Lighted	

Source: Parks and Recreation Department, October 1997

Indoor Facilities:

Gymnasiums, social centers and art centers are incorporated into several Westport buildings. Some of the programs operating at these facilities are straight forward recreation and some overlap education, recreational and social activities.

Green's Farms School - combines a senior center and an arts center. During 1998 this building will be converted back to a school with Holde Hall being retained for school and community use.

Town Hall - Includes community theater and rotating art gallery space on hallway walls.

Gymnasium facilities are located at six schools:

Kings Highway Elementary
Bedford Middle
Coleytown Elementary
Coleytown Middle
Long Lots Elementary
Staples High School

Basketball Courts:

The town has two lighted outdoor basketball courts at Compo Beach. There are also indoor courts at the Town's 6 gymnasium facilities.

In addition to the municipal facilities listed above, there are several private recreational facilities operated in Westport. These facilities are typically membership organizations. The availability of such facilities reduces the demand on the public facilities available. The facilities include:

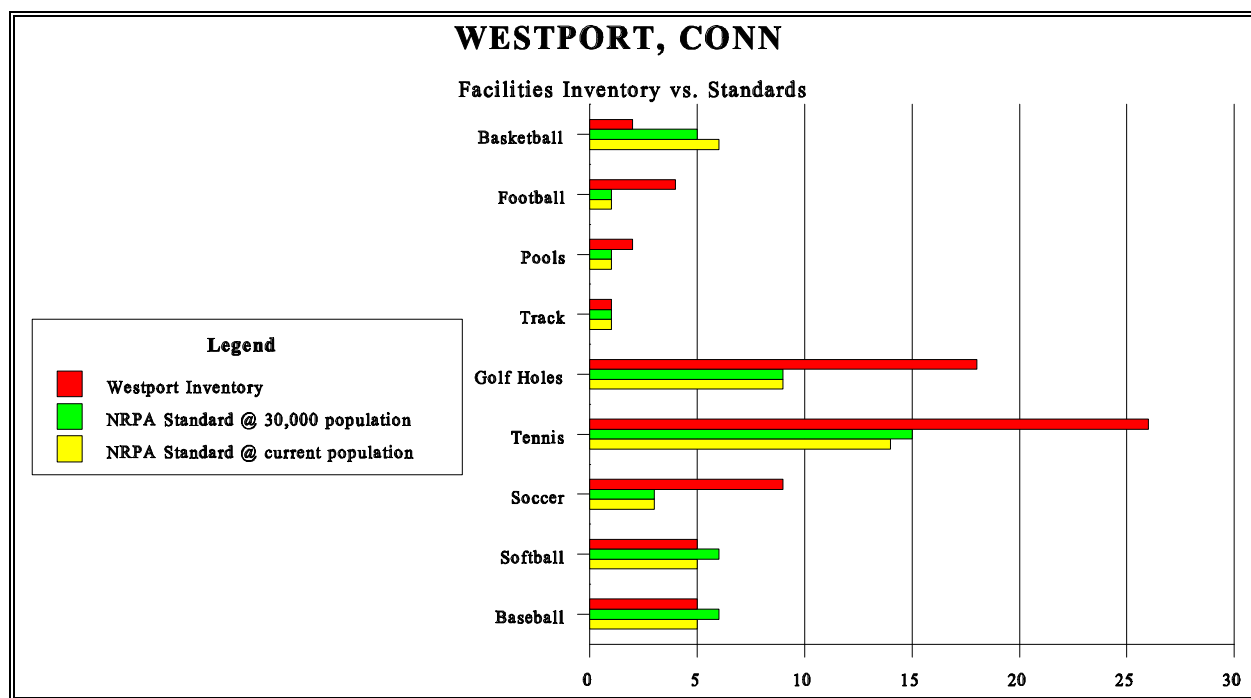
Fairfield County Hunt Club
Birchwood Country Club
Mid-Fairfield County Youth Museum - (Nature Center for Environmental Activities)
YMCA Camp Mahackeno
YMCA
Saugatuck Harbor Yacht Club
Saugatuck Shores Club
Cedar Point Yacht Club
Green's Farm Academy
Sprite Island Yacht Club

Historic and conventional standards for minimum park and recreation areas range from 10-15 acres per 1,000 population, depending on the reference source. For Westport, such standards would indicate a desirable park and recreation acreage ranging from 280-420 acres. These areas would include tot lots, playgrounds, playfields, neighborhood parks, plus town-wide parks, recreation complexes and special purpose areas such as beaches and golf courses. The standard is not generally applicable to conservation lands, since those are related to the extent and fragility of the community's environmental features.

More recent publications of the National Parks and Recreation Association indicate that the acres/population type standard should be given less weight than the desires and resources of the community, and the difference in priorities applied to open space by different communities should be considered. By the generic standards, the Town of Westport inventory of parks and recreation would be considered satisfactory for the anticipated population of about 28,000. However, community input has consistently indicated a desire for expanded municipal open space and recreation land acquisition.

With respect to facilities, the same change is occurring, i.e., a shift away from statistics to more demand driven planning. Still, the statistical guidelines provide a useful reference and for key facilities the standards published by the National Recreation and Park Association are listed below.

<u>Facility</u>	<u>Units/Population</u>
Badminton	1/5,000
Basketball	1/5,000
Handball	1/20,000



Ice Rink	1/100,000
Tennis	1/2,000
Volleyball	1/5,000
Baseball	1/5,000
Field Hockey	1/20,000
Football	1/20,000
Soccer	1/10,000
Golf Course	1/50,000
Track	1/20,000

Softball	1/5,000
Swimming Pools	1/20,000

Westport facilities tend to exceed the minimum statistical standards in most of the categories. A survey of Westport residents conducted in 1995 for the Parks and Recreation Commission also confirmed general satisfaction in the community regarding the available facilities.

However, changes in demographics and new thinking about physical fitness have placed increased pressure on Westport's recreational facilities and have redefined the type of recreation desired by residents. The substantial increase in Westport's school-age population has been accompanied by a commensurate demand for organized sports for children. At the same time, a burgeoning interest in women's athletics has led to increased numbers of organized girls' teams. Heightened adult awareness of health and fitness concerns have also intensified use of Westport's existing recreational facilities.

PARKS AND RECREATION PLAN

Westport prides itself on the range of active and passive recreational opportunities that it offers to its citizens. The Town's location on Long Island Sound enhances its recreation potential. Recognizing the vital contribution of recreation of this community's quality of life, the Town should make every effort to meet the diverse and growing recreational needs of its populace, taking into account the following goals, policies and recommendations.

I. Goal: An adequate supply of park lands and high quality indoor and outdoor recreation facilities should be suitably located throughout town.

- A. Policy: The following recreation facilities should be considered for expansion and improvement: athletic fields and basketball courts for organized team sports, beach and river access for small boats, indoor facilities for recreational, social and civic activities, and opportunities for individual exercise such as biking, in-line skating and ice-skating.

The following activities are considered adequate for the needs of the current and anticipated population: tennis, swimming facilities, Longshore golf course, and marina facilities for sail and power boating with the opening of the expanded Compo Marina.

RECOMMENDATIONS:

- 1. Requests for new playing fields should be examined within the parameters of educational and other municipal priorities and the availability of town owned

land. While current Parks and Recreation projections call for two additional multipurpose playing fields at Wakeman Park, two additional fields adjacent to Staples High School, two additional baseball/softball fields and additional indoor and outdoor basketball courts, each project should be looked at individually as documented needs are established.

2. Provide a centrally located multi-purpose community center of adequate size and design to accommodate a wide range of age groups and recreational, civic and social activities.
3. Maintain and expand the existing senior center programs to meet the projected needs of the older adult population.
4. Provide additional coastal and riverfront access for launching of sculls, canoes and kayaks.
5. Support the continued availability of the state boat launching facility.
6. Construct and/or designate additional paved paths for biking and in-line skating.
7. Provide a temporary seasonal facility for outdoor recreational ice-skating, exclusive of organized team competition.
8. Relocate the Parks and Recreation Department's general maintenance facility from Longshore Park. If a review of town-owned lands fails to produce suitable space, then land should be acquired. Alternately, consider privatizing the maintenance function.

- B. Policy: School sites and facilities should be planned and managed with consideration of their service as recreational resources as well as educational facilities.

RECOMMENDATIONS:

1. The Board of Education is preparing to expand the enrollment capacity of the school system. At the same time, it should review the physical education and recreational facilities needs of Westport's changing population. If needed, it should incorporate appropriate facilities into the plans for renovation, expansion and new construction.
2. The Department of Parks and Recreation should consult and coordinate with

the Board of Education to maximize the use of both park and school facilities.

- C. Policy: Continued expansion of municipally owned parklands is desirable to increase both active and passive recreational opportunities, as well as to enhance the community appearance and character and conserve natural areas.

RECOMMENDATIONS:

1. Purchase or otherwise acquire additional lands which can be used for both recreational and conservation purposes.

- D. Policy: To assure community awareness of active and passive recreational opportunities.

RECOMMENDATIONS:

1. The Town should expand the further use of signage, publications and other public relations tools.
2. Continue the policy of making playing fields available for the public when teams are not schedule for play.

PUBLIC RECREATION FACILITIES PLAN

COMMUNITY FACILITIES

COMMUNITY FACILITIES

Existing Conditions

With the exception of school buildings, the community facilities in Westport are generally adequate to current local need. Other facilities may require expansion to satisfy a desire for an improved level of service. Principal community service facilities are reviewed below.

Town-Owned Educational Facilities

Kings Highway School	Post Road West	5.2 acres	Elementary School
Bedford School	Riverside Avenue	17.4 acres	Middle School
Coleytown Schools	Easton Road	27.3 acres	Elem. & Middle Schools
Staples High	North Avenue	70.5 acres	High School
Long Lots School	Hyde Road	21.5 acres	Elementary School
Former Hillspoint School	Hillspoint Road	6.9 acres	Leased to day care
Green's Farms School	Morningside Drive	13.9 acres	Renovating for Elem School use

The inventory of permanent school facilities shown in the Table 1, on the following page, does not include special classrooms for art, music, home economics, industrial arts, or modular classrooms. The capacity estimate is based on 23 students per classroom at the elementary level, 25 per classroom at the middle school level. The existing inventory was obtained from a Westport Planning and Zoning Department memo of 5/21/96. The capacity ratios were based on a Westport Schools Department memo of 10/21/96.

The elementary and middle schools are observed to be virtually at or beyond capacity. The high school is substantially below capacity. Some added capacity, not included in Table 1, has been provided by introducing temporary modular classrooms at Bedford, at Coleytown Elementary and at Coleytown Middle. These are not considered to be acceptable long term solutions to the capacity requirements. Additionally, there is a desire to expand library and media facilities at Bedford, which would eliminate some classroom space there.

1995 forecasts by New England School Development Council (NESDC) estimated a total enrollment of about 5,012 students in 2005-06. 1996 revised forecasts by NESDC now forecasts a 2005-06 enrollment increased to 5,887, and then a decline in succeeding years.

1996 PERMANENT SCHOOL FACILITIES, CAPACITY & ENROLLMENT

School	Classrooms	Grades	Capacity	Enrollment	Diff.	Site
Coleytown Elementary	27	K-4	@ 23 621	620	1	27.3* acres
Kings Highway	26	K-4	@ 23 598	642	(44)	11.9* acres
Long Lots	31	K-4	@23 713	677	36	21.5 acres
Total K-4	84		1,932	1,939	(7)	
Bedford Middle	25	5-8	@25 625	622	3	* Same as Kings Highway
Coleytown Middle	23	5-8	@25 575	538	37	* Same as Coleytown Elementary
Total 5-8	48		1,200	1,160	40	
Staples High	29	9-12	1,160	921	239	70.5 Acres
Total Serviced at Local Schools			4,292	4,020	272	

The various student enrollment projections are compared to existing facilities capacity. It is evident that whether the low or high projection estimate is applied, the existing facilities are going to be insufficient to accommodate likely future enrollment. However, there is a substantial difference between the 1995 and 1996 estimates by New England School Development Council. In the elementary school category, the 1995 estimate indicates a 5 classroom shortage in 2000 and the 1996 estimate indicates an 18 classroom deficiency. The 1995 estimate indicates the deficiency would peak and decline to only 2 classrooms in 2005. Whereas, the 1996 estimate indicates the deficiency would grow to 23 classrooms in 2005.

In the middle school category, the two estimates indicate a similar deficiency in 2000, from 9 to 11 classrooms. But in 2005, the 1995 estimate indicates a deficiency of 19 classrooms while the 1996 estimate indicates a deficiency of 30 classrooms. At the high school, both projections indicated adequate facilities through 2000, with deficient capacity accumulating to 2005, when one estimate indicates about a 5 classroom deficiency and the other indicates a need for 8 classrooms.

The Westport Board of Education has been addressing the capacity issues for some time and has engaged outside consultants to assist in their facility planning. A "Best Use Study" prepared for the Westport Board of Education recommended the addition of at least one additional elementary school and one middle school, with conversion of one of the existing middle schools to an elementary school.

PERMANENT SCHOOL FACILITIES CAPACITY/DEFICIENCY

			NESDC95	NESDC96	NESDC95	NESDC96
	Current	Current	2000	2000	2005	2005
<u>Grade Level</u>	<u>Capacity</u>	<u>Enrol.</u>	<u>Enrol.</u>	<u>Enrol.</u>	<u>Enrol.</u>	<u>Enrol.</u>
K-4 Elem.	1932	1939	2,047	2,342	1,968	2,463
Capacity(Deficiency)		(7)	(115)	(410)	(36)	(531)
5-8 Middle	1,200	1,160	1,430	1,470	1,671	1,948
Capacity(Deficiency)		40	(230)	(270)	(471)	(748)
High School	1,160	921	1,012	1,033	1,373	1,476
Capacity(Deficiency)		239	148	127	(213)	(316)
TOTAL	4,292	4,020	4,489	4,845	5,012	5,887
Capacity(Deficiency)		272	(197)	(553)	(720)	(1,595)

The recommended plan would construct a new 1,000-1,500 pupil middle school on the Town-owned North Avenue site, next to Staples High School. It would convert Bedford to elementary school use and upgrade Coleytown as a middle school, with the elementary schools including K-5 and the middle schools including 6-8. The plan reclaims Green's Farm School for elementary school use. Under the recommended plan Staples would be expanded to 43 classrooms.

The recommended proposal is generally consistent with the 1987 Plan of Development, in that the Plan had recommended that new school facilities be developed at the Staples site. The 1987 Plan had recommended retention of Coleytown School and the proposal makes the expansion of the Coleytown facility a key component of both short and long term strategies. The 1987 Plan had also recommended that if a second school was needed for increased enrollment, then the ideal would be a centrally located facility on a 10 acre site. The reclamation of Green's Farm School by the Board of Education for use as a school could be considered as such a central location. The Board of Education facilities plan and cost estimates are shown in the tables 3 and 4 on the following pages.

Board of Education Facilities Plan Enrollment and Space

Grade	School	Peak Enrollment	Total # of Classrooms	Maximum Classroom Utilization ¹
K - 5	Coleytown Elementary	612	31	713
	Kings Highway	615	28	644
	Long Lots	615	32	736
	Green's Farms	614	27	625
	Bedford	500	23	575
6 - 8	Coleytown Middle	600	28	700
	New Middle	915	43	1,000
9 - 12	Staples High	1,559	43	1,600
Total		6,030²	255³	6,593

It needs to be recognized that the plan adopted by the Board of Education is a long term proposal intended to address long term enrollment forecasts. The recommendation is accompanied by short term recommendations to deal with the interim situation.

The recommended additions provide adequate facilities to meet the highest level of forecast enrollment. Overall, the plan provides a leeway of about 9% excess capacity compared to peak forecast enrollment. At the separate grade levels, the leeway is about 11% in the elementary grades, about 11% in the middle school grades and about 3% at the high school. When compared to the 1995 NESDC forecasts the planned capacity is more significantly in excess of forecast enrollments. The excess capacity would be about 32% overall and 38%, 39% and 17% respectively for elementary, middle and high schools.

¹ Based on average class size of 23 at the elementary level and 25 at the middle schools.

² Does not include Westport Regional Center (WRC).

³ Does not include art, music, computer, special education or other special classrooms.

Board of Education Facilities Plan Construction Cost Estimates⁴

New Middle School	\$31.3 - \$35.9	Million
Renovation and Expansion of Green's Farms	\$13.6 ⁵	Million
Bedford Conversion	\$2.9	Million
Coleytown Middle Upgrade	\$12.3	Million
Coleytown Middle Expansion	\$5.6	Million
Renovation and Expansion of Staples	\$2.3	Million
Relocate Administrative Office	\$1.0	Million
Total	\$69.0 - \$73.6⁶	Million

Municipal Public Safety and Health Facilities

Saugatuck Fire Station	Riverside Avenue	0.5 acres	Fire Protection
Central Fire Station	Post Road East	1.3 acres	Fire Protection
Green's Farm Fire Station	Center Street	0.5 acres	Fire Protection
Coleytown Fire Station	Easton Road	2.0 acres	Fire Protection
Police Station*	Jesup Road	10.71** acres	Police Department
Westport-Weston Health District	Bayberry Lane	7.9 acres	Health Protection

* Police Station is located on the same lot as the library

** Acreage also includes Levitt Pavilion and Library.

Most of the town is adequately served by the existing facilities. When a one mile radius is drawn around each of the existing fire stations, the areas that appear to be under served compared to the balance of the community are the areas west of the Saugatuck River, north of Route 1 and the areas east of North Avenue between The Merritt Parkway and Route 1 and east of Maple Avenue between Route 1 and Long Island Sound. Westport recently approved an automatic aid agreement between the Fairfield and Westport fire departments, and has a long standing mutual aid agreement with Norwalk.

Consideration should be given to long range fire service needs. If the department wishes to establish

⁴ All costs are square footage estimated developed by Fletcher-Thompson based on standard cost estimating techniques. An inflation factor of 3% is built for each year until estimate expenditures are to be made. Estimates as of 10/3/97.

⁵ Does not include costs for moving Senior and Arts Centers nor savings on maintenance.

⁶ Net cost to be reduced approximately 20% by state aid.

stations of their own in the northwest or eastern areas identified, there are limited sites available. On the east side there are probably half a dozen vacant parcels that can be identified along the collector streets in the neighborhood. In the north west quadrant there are similarly about a half dozen potential sites as vacant. While the need for a station may not be immediate, the fact that sites are limited suggests some urgency in securing desired locations.

The Fire Department lacks access to a Fire Training Facility for on-duty personnel. As a result, it is forced to conduct needed training exercises in a variety of locations. The Fire Department identifies the Training Facility as its top priority and suggests that optimum use will require a two acre site.

Social and Cultural Facilities

Town Hall	Myrtle Avenue	4.7 ac.	Admin., Arts & Rec.
Library	Jesup Road	0.3 ac.	Public Library
The Inn at Longshore	So. Compo Road	3.3 ac.	Hotel/Restaurant (leased area)
Levitt Pavilion	Jesup Road	10.7* ac.	Performing Arts
Toquet Hall	Post Road East	0.2 ac.	Teen Center

* Acreage includes Westport Police Facilities, Levitt Pavilion and the Library.

The Town Hall houses the Westport Community Theatre. The library has been recently expanded and appears to be adequate to the needs of the community. Growing municipal administrative operations and a desire to bring separate departments together into the same building could eventually lead to a need to relocate the theatre.

The numbers and percentage of Westporters over 65 are increasing rapidly. By 2010, they are expected to total 4,682 -- 93% more than in 1980 and 41% more than in 1990. They have been provided temporary senior-center space at Staples High School.

The Inn at Longshore, a Town-owned 23,000 square foot building, beautifully located by Long Island Sound, is on lease to a private operator until 2007. Operations include banquets and receptions, hotel accommodations, a restaurant and a patio bar. The Inn attracts clientele from a wide area.

As noted in the section on recreation, there is a need for improved indoor community facilities to serve the varied social, recreational and civic requirements of diverse groups and interests.

Private Facilities

Although this section of the Plan focuses on Town-owned community facilities and services, it is important to point out that Westport non-governmental organizations --both voluntary and not-for-profit-- provide a wide spectrum of appreciated services to the Town's residents and make important contributions to the Town's quality of life.

COMMUNITY FACILITIES PLAN

Recent experience has demonstrated that community facilities must be designed in a flexible manner, in order to become available for new and additional use(s) when community trends dictate change. The facilities need to be so planned and designed that they comply with the Town's zoning regulations, wetland regulations and coastal management regulations and are compatible with the neighborhood character of their surroundings. They should be adequate to meet the anticipated needs of a Westport population of 28,000 with a high level of service attentive to the demands associated with changing demographics and lifestyles. Facilities should be used to their fullest and maintained and managed to extend their utility. When facilities become obsolete or excess to their municipal use, their reuse or disposition should be consistent with the Plan of Conservation and Development. When future needs do not immediately require a facility, attention should still be given to prospective site requirements. Leases should provide for the recapture of the premises for public use.

I. Goal: Educational facilities which are adequate in size and suitably located to accommodate the delivery of high quality educational service to Westport's youngsters in compliance with contemporary program and space standards. Westport's educational facilities should also serve as activity centers for community and recreational functions, be designed for energy efficiency and environmental sensitivity and represent a prudent investment of municipal capital.

A. Policy: It is evident as of this update that Westport's elementary schools are enrolled to capacity and additional space in these grades is required. Modular classrooms are acceptable interim solutions, but should be considered temporary, with permanent facilities planned to handle the reasonably anticipated future enrollment. This condition has been recognized by the Board of Education which is developing plans for permanent facilities to handle future enrollment.

RECOMMENDATIONS:

1. The Town should proceed with the implementation of the Board of Education's short term plan. The Board of Education's short term plan calls for shifting grades from one school to another; adding modular classrooms; redistricting and consolidating programs; moving administrative offices; renovating and expanding the Green's Farms School to serve 625 students; expanding Coleytown Elementary to host 713 students; and upgrading Coleytown Middle School to host 700 students. Its long term plan advocates a new, up to 1,500 student middle school at the North Avenue site, converting Bedford Middle School to a 575 pupil elementary school, and moving fifth grade to the elementary schools.

2. The Town should continue to update enrollment and population studies to enhance the accuracy of forecasts of the long term enrollment trend.
- B. Policy: Existing school facilities tend to be well-located but sites are mostly developed to capacity or will be upon completion of the pending expansion program. Consideration should be given to long term future needs for additional school sites.

RECOMMENDATIONS:

1. Many schools are now testing the limits on capacity of the site in terms of sewage treatment, drainage and intensity of use. Contiguous land should be sought to provide room for needed expansion, to aid in keeping the site healthy and to meet the zoning regulations.
 2. Although it is believed that current enrollment projections and the short and long term improvements and expansion are sufficient to serve Westport's school population over the next decade, there still is need for the Town to plan for and to earmark, a 'safety valve' school site, in the event that future enrollments begin exceeding the best present estimates.
- C. Policy: New educational facilities should be planned and designed to consider community recreational program needs as well as educational needs and there should be adequate provision for parking and other aspects of zoning compliance. New schools should also be designed with considerations to future alternative re-use (if and when no longer needed as schools) and for environmental efficiency and to minimize added coverage.

II. Goal: Fire protection facilities which are adequate in size and suitably designed and located to secure the public health, welfare and safety of the community, support the mission of the fire department and allow quick response to emergencies.

- A. Policy: Most Westport fire protection facilities are considered adequate to satisfy the needs of the current and anticipated community population. Certain facilities may require expansion or improvement. Among these

are fire training and potential future fire station additions.

RECOMMENDATIONS:

1. Westport should continue to rely on a combination of the local volunteer fire department and mutual aid agreements with Fairfield and Norwalk, with local facilities adequate to accommodate modern equipment and minimize response times.
2. Determine whether improve response time and enhanced fire protection service on the east side of Westport require construction of a new fire station to replace the Green's Farms Fire Station, over and above the recently approved automatic aid agreement with Fairfield.
3. If the study demonstrates the need for replacement of the Green's Farms Fire Station, build a new fire station on a site east of Turkey Hill Road and near the Post Road East.
4. Determine the pros and cons of fire training at an established regional fire-training facility outside of Westport vs. creating a facility in Town, and take appropriate action.

III. Goal: Other Town facilities and work sites should be adequate in size and centrally located to serve the needs of the community.

RECOMMENDATIONS:

1. Determine the potential utility to the Town of the purchase of the former State Police facility on the Post Road East, if and when it is made available to the Town. The state of Connecticut has identified this as surplus property to be disposed of.
2. Bring existing and new community facilities into compliance with mandated handicapped accessibility standards.

3. Relocate the Parks and Recreation maintenance facility outside Longshore Park; alternately, consider privatizing the maintenance function.
4. Determine which if any Town agencies presently should be moved from outlying locations to Town Hall, in order to increase operational efficiency and service to the public.
5. Consider Town needs for the Longshore Inn before the current lease expires in 2007.
6. Provide additional temporary outdoor areas for storage of storm waste material and equipment, and a transfer station for leaves and brush.

IV. Goal: Foster social and cultural facilities which are adequate in size and suitably designed and located to serve the diverse needs and interests of all age groups.

- A. Policy: Changing demographics and expanding interests as well as competitive demands for established facilities require increased attention be paid to facility planning for social and cultural activities.

RECOMMENDATIONS:

1. Provide senior citizens a permanent social facility to accommodate a diversified program for that expanding segment of the population.
2. Determine demand for and if appropriate develop a multipurpose center
3. Both the Senior Center and the multi purpose center should be centrally located and easily accessed by Transit Vehicles.
4. When planning new community facilities (including schools) or renovating existing ones, include space for art performance, instruction and display for the primary users and when available, for other community members.
5. Continue the Nature Center's lease of Town owned land, subject to urgent municipal need.
6. Determine whether the Westport Community Theater should be relocated from Town Hall to free-up space for dispersed Town agencies.

V. Goal: Emergency shelter and social service support to meet the needs of Westport's citizens in times of distress.

RECOMMENDATIONS:

1. Projections indicate that there will be continuing, increasing, need for emergency shelter and food service facilities in Westport and local facilities should continue to address this need.
2. The Human Services Department should undertake a study to determine both the extent of need for additional transitional type housing programs and the most suitable locations for such facilities/programs.

POSSIBLE LOCATIONS FOR CURRENT OR POTENTIAL COMMUNITY FACILITIES NEEDS

Need	Acreage	Department	Comments	Priority
Fire Training Center	2 ac	Fire	Either participate in a regional fire-training facility or locate one in Westport.	Mid Term
Green's Farms Replacement Fire House	0.5 ac	Fire	Private property on or near Post Road East, east of the Sherwood Island Connector will need to be purchased	Long Term
Leaf Transfer Site	3.0 ac includes 200 feet buffer from all sides	Department Public Works	Currently at Nike site 88 North Avenue. New school to be built at this location. <u>Another location for leaf transfer will be required.</u> Possible site is northeast corner of Green's Farms Road and Sherwood Island Connector with consideration given to presence of wetlands and local historic designation.	Short Term
4 Laydown Areas in each quadrant of Town		Department Public Works	Laydown areas now include: 1. Newtown Turnpike adjacent to F.D. Rich site. 2. Maple Lane 3. Rear of Thompson parking lot on Saugatuck Avenue. 4. Nike site at 88 North Avenue. The Town Farm on Compo Road North is also used for overflow if necessary. Possible future sites include Town-owned land on Stony Brook Road, but only if needed, and School Properties on Newtown Turnpike with Partrick Road access desired.	Short Term
Salt Shed	N/A	Department Public Works	Will go on existing DPW Garage site; no new land required.	Mid Term
Parks and Recreation Maintenance Facility		Parks & Recreation	This facility should not be located in Longshore. Could be located at DPW facility at Sherwood Island Connector or on excess land at Sewage Treatment Plant (STP) on Saxon Lane.	Mid Term

Need	Acreage	Department	Comments	Priority
Athletic Fields. If no lights, need at minimum, 7 fields. If lights, need at minimum 5: 3 more at Wakeman and 2 with new school.	At least 4 ac per field	Recreation	7 fields needed - 4 multi-purpose, 1 Little League and 2 baseball. Possible sites include: 3 at Wakeman field including Whippoorwill Lane, 2 north of Staples High School, 1 on the Jaeger property on Hyde Lane if the Town were to purchase it. Other possible sites include: the Town Farm on Compo Road North or purchased private land of 5 acres or more.	Short Term
Multipurpose Community Center	5 ac	Recreation	Supports a centrally located facility, perhaps on Baron's property South.	Short Term
Skating Rink a. Seasonal			a. Seasonal rink at Longshore, Winslow Park, or other existing recreational facility.	a. Short Term
Schools a. New elementary b. New middle with 2 playing fields c. Future school site to be land banked for further expansion.	10-15 ac	Board of Education	a. Elementary school at former Green's Farms School with addition. b. Middle school on Nike Site. c. Winslow Park is the only available town-owned land of sufficient size to support a school. Another option is the purchase of a relatively flat, 12 to 15 acre privately-owned parcel.	a. Short Term b. Short Term c. Short Term
Additional RR Parking for Saugatuck Station		Railroad Parking	Could be located south of Thompson Lot but would require purchase of 218 Saugatuck Avenue or could extent the Thompson Lot to the west by leasing the land owned by the railroad.	Mid Term
Municipal Bus Storage Norwalk Transit Authority (NTA)		NTA and Town of Westport	Should be located behind Police Station on Jesup Road or state Police Barracks if Town were to purchase it.	Mid Term
Canal Park Expansion		Housing Authority	Bridgeport Hydraulic property next to Canal Park. The majority of the site is wet, but some dry land is available for Canal Park expansion.	Mid Term
Sewage Treatment Plant (STP)		Department Public Works	Rendoor Park on Saxon Lane next to the STP is currently used for laydown for the STP. Should maintain for possible future STP expansion.	Long Term

COMMUNITY FACILITIES MAP

IMPLEMENTATION PLAN

IMPLEMENTATION

Westport's 1997 Plan of Conservation and Development will guide future development decisions in the Town when its goals and policies are implemented. To rationalize the process, this section groups and categorizes the actions, activities and strategies recommended throughout the text of this document -- setting a priority-based timetable matrix for efficient planning and implementation of the effort.

The matrix divides implementation priority goals into four time-based groups that, collectively, cover the next decade:

- Items to be accomplished during the Short Term -- a two-year span covering the Town's Fiscal Years 1997 - 1998 and 1998-1999*.
- Items to be accomplished during the Mid Term-- a three-year span covering Fiscal Years 1999-2000, 2000-2001 and 2001-2002.
- Items to be accomplished during the Long Term--the five-year period from Fiscal Year 2002-2003 through Fiscal Year 2006-2007.
- Actions, activities and strategies that are continuous in nature and are to be accomplished on a continuing basis.

The Plan's implementation will require continuing support and a concerted effort among public agencies. The first column of the priorities matrix identifies the public body or bodies with primary responsibility for undertaking the listed actions, activities and strategies:

<u>Implementing Agencies</u>	
BOE	Board of Education/Staff
BOS	Board of Selectman
BHC	Bridgeport Hydraulic Company
CC	Conservation Commission
FD	Fire Department
FECB	Flood & Erosion Control Board
HDC	Historic District Commission
HSD	Human Services Department
PD	Police Department
PRC	Parks & Recreation Commission
PWD	Public Works Department
PZC	Planning & Zoning Commission
RTM	Representative Town Meeting
TD	Westport/Norwalk Transit District
TOW	Town of Westport, various bodies
WHA	Westport Housing Authority
WPCA	Water Pollution Control Authority
WWHD	Westport-Weston Health District

The Plan's successful implementation also depends, in large measure, upon the cooperation and assistance of private agencies, residents, applicants and individuals concerned with Westport's orderly growth and development -- all of whom are encouraged to participate in the process.

* Westport's Fiscal Year starts on July 1st and ends on June 30th of the following year.

RECOMMENDATIONS --NATURAL RESOURCES

Westport's Natural Resources, Including Coastal Resources

	Implementing Agency	P R I O R I T Y		
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07
o There should be no encroachment on wetlands or establishment of new wetlands in trade for existing ones. Sources of pollution must be determined, addressed and restoration established. Owners of private property with wetlands should be educated as to their function and to means of their protection.	PZC/ CC	Continuing		
o Westport should maintain, update as appropriate and continue to enforce the Municipal Coastal Area Management Program and the following regulations: Inland Wetlands, Aquifer Protection and Zone Overlay, Flood and Erosion Control, Hazard Mitigation and Floodplain Zone, Site Plan, Sediment and Erosion Control, and Subdivision Regulations.	FECB/ PZC/ CC/ ZBA	Continuing		
o Consideration should be given to a) prohibition of construction in designated floodways, b) prohibition of grade changes within the floodplain intended to provide a new elevation from which to measure height, and c) encouragement of natural approaches to erosion control as opposed to structural solutions.	PZC/ CC	●		
o If properties located in Special Flood Hazard Area V-Zones are destroyed by tidal action, the Town should pursue both limiting redevelopment to reduce the intensity of land use in the flood zone areas and promote selective acquisition of property located in V-zones.	TOW/ PZC/ CC	Continuing		
o Westport should maintain its established procedure for including all interested municipal boards, agencies, commissions and departments in the review and approval of planned development activity, including both public and private capital projects.	TOW/ PZC	Continuing		
o To preserve native wildlife habitats, a survey of flora and fauna in passive recreation areas and in waterways and wetlands should be conducted and the results used to establish goals to preserve and protect these areas.	CC		●	
o Establish and continue a water quality monitoring system to determine the source of pollution and degradation of Long Island Sound, streams, rivers, wetlands, floodplains and aquifers. Enact regulations and establish policy to eliminate the source of pollution.	CC	●	●	
o Support efforts to control pollution caused by graffiti, litter and noise in order to further protect natural resources.	TOW		●	
Environmental Conservation				
o Existing zoning regulations should be examined and strengthened to assure the desired level of environmental conservation, e.g.:				
a) Conservation easements should be placed on properties containing steep slopes, wetland areas and other sensitive natural features.	PZC/ CC	Continuing		
b) Discourage clear cutting; limit the area of site disturbance; protect mature trees.	PZC/ CC	Continuing		
c) Land trusts should be involved in subdivision review of properties as a means of protecting a portion for preservation.	PZC/ CC	Continuing		
Storm Drainage, Sanitary Sewerage and Water Pollution				
o Implement an improved and regularly maintained storm drainage system that assures better water quality flowing into Long Island Sound.	PWD/ CC	Continuing		

IMPLEMENTING AGENCIES: BHC - Bridgeport Hydraulic Co; BOE - Board of Education/Staff; BOS - Board of Selectmen; CC - Conservation Commis/Staff; FD - Fire Department; FECB - Flood & Erosion Control Board; HDC - Historic District Commission; HSD - Human Services Department; PD - Police Department; PRC - Parks & Recreation Commis/Staff; PWD - Public Works Department; PZC - Planning & Zoning Commis/Staff; RTM - Representative Town Meeting; TD - Westport/Norwalk Transit District; TOW - Town of Westport; WHA - Westport Housing Authority; WWHD - Westport-Weston Health District.

	Implementing Agency	PRIORITY		
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07
o To provide expertise and continuity of policy in water pollution control, initiate an RTM study of an amendment to the Town Charter to make the Water Pollution Control Authority an appointed agency with staggered terms instead of a function of the Board of Selectmen.	RTM	●		
o In accordance with the CT Coastal Management Act, the Water Pollution Control Authority (WPCA) should permit extension of sanitary sewer lines to beach and tidal wetlands areas only to abate an existing pollution problem.	WPCA		●	
o Underground fuel tanks should be prohibited in new construction. The Town should encourage replacement or environmentally acceptable abandonment of underground tanks with above-ground tanks.	TOW	●		
o The Town should adopt a requirement that septic systems in the Aquifer Protection Overlay Zone and other sensitive areas be pumped out on a regular basis.	WWHD		●	
o The Town should work with the WWHD to develop and implement a schedule of well-water quality monitoring.	TOW/ WWHD	●		
o The Town should strive to reduce sewage treatment plant infiltration and capacity problems in order to reduce the effluent volume and improve the quality of the waste water being discharged to Long Island Sound	PWD	Continuing		
o The Department of Public Works should continue efforts to blend the concerns of environmental conservation and flood hazard prevention in the design of stream channel improvements. Storm drainage system improvements should be identified and implemented.	PWD/ CC	Continuing		
o For all new construction projects, require installation of underground utilities.	PZC	Continuing		
Restoration of Deteriorated Natural Areas				
o Continue efforts to protect Cockenoe Island through erosion control, dune preservation, beach restoration and maintenance, and wildlife habitat protection.	CC	Continuing		
o Continue restoration of Sherwood Mill Pond through selective sediment dredging, bottom restoration and restoration of salt meadows.	CC/ PWD	Continuing		
o A comprehensive study should be inaugurated identifying those areas along Westport's 14 miles of shoreline most subject to erosion from wave action and/or flooding. Interfacing with state and federal agencies concerned with erosion control, this study should result in specific recommendations for effective erosion abatement. Some or all of the following might be addressed:	PZC/ CC/ DPW/ PRC		●	
----- a) Restriction of construction in erosion-prone shoreline areas, especially sand spits and barrier islands, while still encouraging public access.				
----- b) Suggestions for non-structural remedies as opposed to groins, seawalls, revetments, etc.				
----- c) Protection of remaining wetlands and vegetation which form natural barriers along the shore and at mouths of streams.				
----- d) A search for longer-term solutions than sand redistribution for control of erosion at Compo Beach. Such solutions might also help protect shellfish beds.				

	Implementing Agency	P R I O R I T Y			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
Expansion and Supervision of the Open Space Inventory					
o A permanent Natural Resources Citizens' Committee should be established by the Town. The Committee's function would be to advocate for natural resources conservation and open space acquisition, and to cooperate with other organizations to increase public awareness of Westport's need for open space acquisition and land use management. Also to encourage private donations of land to both the Town and land trusts.	TOW/ PZC	●			
o Hire or designate an appropriate employee to provide staff support to the Natural Resources Citizens' Committee. The coordinator's responsibilities would include preparation of an inventory of sites for future acquisition, based on priorities contained in this plan. The coordinator and the committee should explore potential outside funding sources for natural resources protection and open space acquisition.	TOW	●			
o Funding for public information and citizens education about conservation of natural resources should be included in the Town's annual operating budget. Information should cover residential and commercial management practices that benefit the environment as well as the need for citizen cooperation in implementing stream channel improvements.	TOW/ CC/ PZC		●		
o Implement the Plan's detailed six-part breakdown of Open-space categories and definitions for public and private lands.	PZC/ PRC	●			
o Adopt the Plan's nine criteria for the acquisition and retention of Town properties. Disposal of Town-owned land should only be considered under the most extreme circumstances and if the property does not meet any of the criteria outlined for the purchase or retention of property.	BOS/ PZC	●			
o The proceeds from any property sold by the Town should be deposited and held only in the sequestered Land Acquisition Fund (see below).	TOW	●			
o Consider the creation of a new zoning designation to reflect a townwide consensus that certain significant parcels of land warrant permanent preservation and protection as Open Space. Such zones could be called Dedicated Open Space (DOS).	PZC		●		
Adding to the Permanent Inventory of Open Space					
o Establish a line-item for land acquisition in the annual capital and non-recurring budget. The sum of \$500,000 or more should be specifically set aside and sequestered for the accumulation and disbursement of funds for the purchase of open space only.	TOW	●			
o Establish a Land Bank for possible future open space and other municipal uses.	TOW	●			
o Require conservation easements in site plan and subdivision resolutions, where appropriate, as a means of protecting adjacent natural resources, steep slopes and/or scenic vistas.	PZC/ CC	Continuing			
o Strengthen regulations for the setting aside of open space in new subdivisions.	PZC	●			
o Create linkages to connect open space and extend greenways by purchasing land or granting easements.	TOW		●		

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	Implementing Agency	P R I O R I T Y		
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07
<ul style="list-style-type: none">Three properties identified for top-priority acquisition by the Town are the Baron's South property, the Jaeger Hyde Lane property and the Harvey Imperial Avenue property.	TOW	●		
<u>RECOMMENDATIONS -- HISTORIC PRESERVATION</u>				
Protection of Significant Historic Properties				
<ul style="list-style-type: none">The Historic District Commission (HDC) should promote public awareness of historic preservation through contact with property owners, news articles, handbooks and brochures, walking tours, lectures, encouragement of relevant programs in the schools, and an Annual Preservation Awards Program.	HDC	Continuing		
<ul style="list-style-type: none">The HDC should propose the establishment of additional local historic districts and local historic properties as defined by state statute; work towards enlarging existing local historic districts, where appropriate; and work towards listing additional historic districts and individual properties in the National Registers of Historic Places.	HDC		●	
<ul style="list-style-type: none">The HDC should work to establish or expand three additional local historic districts and/or National Register Districts and/or properties in the next ten years.	HDC		●	
<ul style="list-style-type: none">Indicate on the Tax Assessor's field cards whether the property is included on the Westport Historic Resource Inventory and, if so, whether it is listed on the State or National Register of Historic Places, designated a Local Historic property, or located in a Local Historic District.	HDC/ TOW	●		
<ul style="list-style-type: none">The HDC should publish significant changes to the Historic Resource Inventory, changes to the process for preserving historic properties, and potential opportunities to enhance historic preservation.	HDC	Continuing		
Preservation Management				
<ul style="list-style-type: none">In order to maintain its Certified Local Government (CLG) status and its ability to receive relevant matching federal grant funds, the Town should continue to provide a CLG program coordinator who also act as the administrative staff support for the HDC.	TOW	Continuing		
<ul style="list-style-type: none">The HDC should continue to a) maintain standards and procedures for review of changes proposed to existing local historic districts and historic properties, b) enforce local historic district and historic property commitments, c) seek to establish new districts and historic properties, d) continue to update the Historic Resource Inventory, and e) list properties in the State and National Registers.	HDC	Continuing		
Maintaining Westport's Historic Character and Qualities				
<ul style="list-style-type: none">For maximum protection of inventoried properties, the HDC should suggest relevant zoning regulations and tax incentives and present them for review.	HDC	●		
<ul style="list-style-type: none">Should the Town Charter be revised, update Chapter 30 to reflect all duties and responsibilities of the HDC.	HDC/ TOW		●	
Maintaining an Up-To-Date Inventory				
<ul style="list-style-type: none">Not less than every ten years, the HDC should update and map the Westport Historic Resource Inventory. In addition to buildings and properties, resources may include historically and culturally important sites, roads, waterways, monuments, sculptures and view sheds. (Inclusion in the inventory shall not imply that a property has been formally evaluated or designated as being historically significant as a local historic property or as a candidate for listing in the State or National Registers.)	HDC			●

	Implementing Agency	PRIORITY			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
<ul style="list-style-type: none">o Annually, the HDC should review and evaluate the inventory to clarify the level of significance of individual properties in terms of historical events, personages, architecture and community character.	HDC	Continuing			
<u>RECOMMENDATIONS -- UTILITIES</u>					
Sanitary Sewers and Waste Treatment					
<ul style="list-style-type: none">o Strongly support the funding of a study by the Westport/Weston Health District (WWHD) to evaluate the extent of a sewage problem at Saugatuck Shores and, as a matter of urgency, take all feasible steps to solve any problems.	WWHD/ PWD	●			
<ul style="list-style-type: none">o Until the Saugatuck Shores area is serviced by a sewage system, jacuzzis, garbage grinders and accessory apartments should be prohibited.	PZC	Continuing			
<ul style="list-style-type: none">o Extend sanitary sewer lines to Hickory Drive and to Turtleback Lane.	PWD		●		
<ul style="list-style-type: none">o The Health Department, PWD and Planning & Zoning Department should review sanitary disposal and facility conditions in small-lot neighborhoods; high density areas; and areas with poor soil types, poor drainage characteristics and flood hazard, in order to ascertain needs and priorities for sewer extensions.	WWHD/ PWD/ PZC		●		
<ul style="list-style-type: none">o When a septic system fails on lots one-half acre or more, encourage the upgrading of the system if the soils are suitable and if it is otherwise feasible with contemporary engineering, rather than the extension of sewers.	WWHD/ PWD	●			
<ul style="list-style-type: none">o When feasible, increase the pumping capacity of existing pump stations rather than build new stations.	PWD	●			
Water Pollution and Water Quality					
<ul style="list-style-type: none">o Complete a facilities plan evaluating infiltration and inflow to the sewer system identifying capacity or treatment problems and formulate the site plan for facilities expansion if required. Fund and implement necessary corrective action.	TOW/ PWD	●			
<ul style="list-style-type: none">o Include provision for street drainage improvements and maintenance projects in the regular annual operating budget.	TOW	Continuing			
Water Drainage					
<ul style="list-style-type: none">o Continue to enforce a comprehensive set of drainage policy statements and standards.	PWD	Continuing			
<ul style="list-style-type: none">o Update the inventory of drainage problems and priorities for correction and maintenance. The reopening of Greens Farms School makes improvements to the Muddy Brook culvert a top priority.	PWD/ PWD	●			

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	Implementing Agency	P R I O R I T Y			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
o Where necessary, coordinate stream drainage improvements with neighboring communities.	PWD	Continuing			
o To deal with the problem of vehicular access to Saugatuck Shores and Compo Beach during storms, emphasize improvements of early warning systems and the purchase of emergency vehicles, rather than raising road elevations.	FD		●		
Public Water Supply					
o Protect aquifer recharge areas from degradation. Maintain the Aquifer Protection Zone and low density residential homes, and change regulations so they are consistent with the aquifer protection program set by the Department of Environmental Protection.	PZC/ CC	●			
o Continue to require all new subdivisions where public water is available to connect to the system.	WWHD	Continuing			
o Continue support of Bridgeport Hydraulic Company (BHC) system extensions to Old Hill and Coleytown sections as well as increasing pipe size and eliminating dead-end loops.	PWD/ BHC	Continuing			
o The Westport Fire Department should maintain a close working relationship with BHC. Maximum distance between fire hydrants should be kept under 500 feet in commercial and high density areas and under 1,000 feet in residential areas.	FD	Continuing			
Waste Management and Disposal					
o Advocate and support backyard composting by Westport residents.	CC/ PWD		●		
o Continue to haul garbage, leaves and sewage sludge out of Town by contract.	PWD	Continuing			
o Continue the garbage Transfer Station and recycling effort at the Sherwood Island Connector.	TOW/ PWD	Continuing			
o Continue four laydown areas, one in each quadrant of the Town, for brush and for temporary storage areas for materials such as pipes and road materials for the DPW. One of the laydown areas should be suitable for brush and leaf processing.	PWD	●			
o Advocate and support the opening of an ash disposal site in Connecticut.	TOW	Continuing			
Utility Infrastructure					
o Utility structures and equipment at substations, pump stations and other ground-level utility installations should be screened with landscaping or fencing.	PWD/ PZC	Continuing			
o Advocate and encourage the underground installation of utility service whenever possible.	PZC	Continuing			
o Encourage maximum use of existing communications towers for additional service whenever possible. Develop standards for towers serving the new technologies such as cellular telephones and personal communication devices.	PZC	●			
<u>RECOMMENDATIONS -- TRANSPORTATION</u>					
Street and Highway Systems					
o Continue classifying Westport streets in the five categories (Limited Access Facilities, Four-Lane Arterials, Arterials, Collectors, and Local or Minor Roads) defined and listed under Goal I, Recommendation1 of the "Transportation Plan" portion of this document.	PZC	Continuing			

	Implementing Agency	P R I O R I T Y		
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07
o In the design of traffic and street improvements, attention should be given to protection of old stonewalls, historic road structures, mature trees and front landscape area as well as to normal traffic engineering and safety issues. Adequate attention to such items will need to be demonstrated for a project to be considered consistent with the Plan.	PWD/ PZC/ HDC		●	
o Review, evaluate and update the "Greening of the Post Road" program.	PZC		●	
o Continue to oppose the widening of the Post Road to five lanes in portions of Westport as proposed by the Connecticut Department of Transportation (ConnDOT).	PZC	Continuing		
o Identify intersection or roadway widening improvements which would further the above ConnDOT policy and review them with the PZC before submission to the South Western Regional Planning Agency (SWRPA) for possible federal or state funding.	TOW		●	
o Evaluate the traffic pattern on the streets around Saugatuck Station in light of proposed Conn. DOT improvements to the railroad bridge and the Americans with Disabilities Act station improvements.	PWD/ PD	●		
o Paint fog lines on arterial roads to improve traffic safety when driving at night and at times of poor visibility. these lines define traffic lanes and help protect bikers, skaters and pedestrians.	PWD		●	
o "Guidelines on the Procedures and Design for Speed Hump Traffic Controls," prepared by Allan Davis Associates of Norwalk and adopted by the Board of Selectmen acting as Traffic Authority on 1 July 1997 should be the standard for speed hump design, construction, placement and location.	BOS	Continuing		
o Provide adequate funding for speed limit control and enforcement.	TOW	●		
o Anticipate and seek remedies for traffic problems generated by periodic flooding of roadways. (See "Utilities" Section for further discussion of the subject.)	PD/ PWD	●		
o Encourage use of natural gas for all Town vehicles.	TOW		●	
Public Transit, Sidewalks and Public Rights-of-Way				
o Commuter rail service is vital to Westport and local minibus transit and commuter service is desirable to the Town. The continuation and improvement of both are advocated and supported by the Plan.	TOW/ TD	Continuing		
o Revenues in excess of operating and maintenance requirements received by the Westport Railroad Parking Authority (WRPA) should be applied to improve the landscaping, signage, lighting and general appearance of relevant facilities.	PD	●		
o Discourage additional railroad parking in Westport pending a review of the fee structure, available parking at stations in nearby communities and commuter bus routes in Westport. Communities without stations that utilize Westport's stations should provide public transportation for their commuters.	PD	●		
o Sidewalks of adequate width and design suitable to the large number of pedestrians should be installed and maintained along both sides of the streets in Westport Center and Saugatuck Center. Sidewalks should be installed where possible along the Post Road to facilitate pedestrian movement. Better sidewalks are needed along streets leading to beach areas.	PWD/ PZC	Continuing		

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	Implementing Agency	P R I O R I T Y			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
o Along certain collector streets, a narrower sidewalk along one side of the street should be considered, where deemed necessary.	PWD/ PZC			●	
o All sidewalks should be maintained.	PWD	Continuing			
o Materials used for new sidewalk construction should be consistent with the character of the area where located (e.g., brick in Westport Center, concrete along the Post Road.	PWD/ PZC		●		
o Safety concerns regarding narrow rights-of-way need to be balanced with recreational demand. Alternative means to provide safe recreational circulation, including biking, skating, jogging and walking should be examined including locations along local streets and within park and open space areas. Signage, traffic management and park use policies should be developed to resolve conflicts to the best degree possible.	PD/ PWD/ PRC	●			
<u>RECOMMENDATIONS -- COMMERCIAL LAND USE</u>					
Commercial Zoning Regulations/Land Use Agencies					
o The existing commercial land use areas of Westport should be maintained within their existing zone limits, without extension into residential areas or intensification in excess of current standards.	PZC	Continuing			
o Where individual properties are split into multiple zones such as commercial frontage on the Post Road and residential land at the rear of the site, encroachment of commercial use into residential zones should continue to be prohibited.	PZC	Continuing			
o Maintain the 25% Floor Area Ratio (FAR) and the 10,000 square foot building size limit to maintain "small town" character, and maintain the restricted limits of commercial activity in mixed use districts.	PZC	Continuing			
o Examine a reduction of the maximum 10,000 square-foot size building by creating different RBD districts based on building size.	PZC		●		
o Land use agencies such as the PZC and the Zoning Board of Appeals (ZBA) should have the authority to hire specialized consultants to handle complex applications and defend against appeals.	PZC/ ZBA	●			
o The ZBA, when variances are applied for, should be vigilant in ensuring that any variance granted meets the statutory conditions of unusual hardship, and harmony with the general purpose and intent of the zoning regulations.	ZBA	Continuing			
Westport Center					
o Within the Business Center District (BCD), parking standards should be revised to include retail, restaurant and office as a single group and to limit restaurant and retail occupancy to the first floor. Such changes would simplify administration and the application procedure. Its effects should be closely monitored to ensure consistency with the overall plan.	PZC	●			
o Improve parking by connecting the Imperial Avenue Lot to the Library Lot with a vehicular bridge.	BOS/ PZC		●		
o Winslow Park and Baron's South properties provide open space in an otherwise commercial area. They should be protected by Town acquisition of the Baron's South property and rezoning of the Post Road frontage of both properties to a residential category.	TOW/ PZC	●			
o Develop a coordinated design policy for paving, planting, lighting and signage for Westport Center, including the commercial districts along the west bank of the Saugatuck River.	PZC		●		

	Implementing Agency	P R I O R I T Y			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
o Develop waterfront parcels, wherever possible, to provide for public access to the waterfront. Priority should be given to water-dependent uses.	PZC	Continuing			
o Create a greenway along the east bank of the River from Jesup Green to Grace Salmon Park.	PZC			●	
o Continue to locate community facilities within Westport Center or close to it, as long as additional parking needs can be accommodated.	TOW	Continuing			
o Encourage downtown employers to arrange for employees to park in the more outlying lots, leaving more desirable spaces for short-term visitors and customers. Consider closing short-term lots or sections until after most employees have arrived.	TOW		●		
o Update the 1988 study of "Transportation and Parking Management," by Allan Davis Associates, to enumerate parking adequacy as of 1998 at both Westport and Saugatuck Centers, with the standard of service geared to normal rather than peak demand.	BOS		●		
o Improve parking in Westport Center with management strategies recommended by the update of the new Davis study, in order to maximize use of existing lots. If the study reveals serious inadequacies in the parking supply, examine the possibility of installing a parking deck, balancing parking need with the desire to retain a small-town look.	TOW		●		
Saugatuck Center					
o Develop a coordinated design policy for paving, planting, lighting and signage for Saugatuck Center, and advocate landscape improvement of the several extensive public parking facilities in the neighborhood.	PZC		●		
o Develop waterfront parcels to provide public access to the waterfront and give priority to water-dependent uses.	TOW/ PZC	Continuing			
o Consider revising the zoning in Saugatuck Center to permit apartments at a density sufficient to encourage their development. (Saugatuck Center is mostly zoned General Business District (GBD). But, although increased residential use is desired at Saugatuck Center, apartments are prohibited in the GBD zone.)	PZC			●	
<u>RECOMMENDATIONS -- RESIDENTIAL LAND USE</u>					
Conserving Westport's Low-Density Single-Family Residential Character					
o Retain existing residential districts with a variety of lot sizes ranging from 5,000 square feet to two acres, as illustrated in the Land Use Plan map.	PZC	Continuing			
o Prohibit from intensification or expansion the high density areas at Saugatuck Shores, Compo Beach, Sherwood Mill Pond and Compo Cove. These older developments are not consistent with today's environmental standards or coastal area flood safety standards.	CC/ PZC	Continuing			
o Continue to curtail residential development impacting aquifers, wetlands, tidal pools and floodplains. Maintain close adherence to the Coastal Management Act (CGS, Sections 22a-90 through 22a-112) to protect environmentally sensitive areas; and comply with FEMA requirements.	CC/ PZC	Continuing			

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	Implementing Agency	P R I O R I T Y			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
o Regulatory procedures and utility extension policies relative to natural resource protection have been set forth under the "Natural Resources Plan" of this document and should be applied in the review, approval and management of residential development proposals.	PZC/ CC/ PWD	Continuing			
o Require conservation easements in site plan and subdivision resolutions, where appropriate, as a means of protecting adjacent natural resources, steep slopes and scenic vistas.	PZC/ CC	Continuing			
o Require a set-aside of open space or contribution of a "fee-in-lieu-of-open-space" for every new subdivision approved. Review wording of Section 54-12 of the zoning regulations.	PZC	●			
o The historic nature of neighborhoods should be retained through citizen education, zoning regulations and the establishment of historic districts.	HDC/ PZC		●		
Housing Diversity					
o Legalization of existing apartments in single family zones should be extended to those established between 1 October 1959 and 1 October 1985. A new regulation covering these non-conforming apartments should require owner occupancy of the house and include provisions on health and safety, zoning standards, parking requirements and other standards designed for protection of neighbors, e.g., not permitting home offices or boarders on the same lot with apartments.	PZC			●	
o If it is decided to legalize rather than close apartments established between 1985 and 1995, they should be required to be affordable, based on state statute definitions. Any legalization should include owner occupancy of the dwelling, as well as provisions similar to those for 1959-1985 legalization, with additional strict standards. Close down apartments established after the 1995 assessment, or have an Order to Discontinue placed on their land records.	PZC			●	
o Procedures established to bring certain categories of apartments into compliance have not been entirely successful. Set a fixed time period during which requests from property owners will be accepted and processed. Place an Order to Discontinue on the land records.	PZC	●			
o In Westport Center, retain existing residential uses and regulations encouraging dwelling units.	PZC	Continuing			
o In order to retain a variety of sizes of single family houses in Westport, adopt a regulation to limit house size and lot coverage, review setback and height regulations, and consider FAR limitations.	PZC	●			
o Study ways to expand and improve alternate living arrangements for older residents, such as assisted living facilities.	PZC	●			
Affordable Housing					
o The Town should meet state statute requirements for affordability in its rental housing. The rental units at Longshore Club Park, including the Farmhouse, should remain under Town control.	TOW/ WHA	●			
o The Westport Housing Authority (WHA) should be encouraged to investigate buying property adjacent to Canal Park elderly housing for a small expansion of the facility.	WHA/ BOS	●			
o The WHA is urged to fully employ land available at the Sasco Creek Mobile Home Park. The Town should be encouraged to fund such development if staff and federal monies are no longer available.	WHA/ TOW		●		

	Implementing Agency	PRIORITY		
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07
o If possible, the current high-interest Housing Authority bond should be replaced by a new, favorable-rate bond issue, with debt service covered through user fees.	BOS	●		
o Retain the current elderly accessory apartment regulations	PZC	Continuing		
o Consider providing incentives for below-market rate units for moderate-income families in future multifamily developments.	PZC		●	
Preserving Westport's Small-Town New England Look				
o Review special permit uses in residential zones to ensure that they are still suitable for neighborhoods, especially now that so little undeveloped property remains.	PZC		●	
o Review home-office regulations.	PZC	●		
o Review rear-lot development regulations.	PZC		●	
o Since high walls and fences detract from a sense of community, consider reducing their permitted height.	PZC	●		
o Traffic lights should not replace stop signs on residential streets. They should be limited to commercial areas and along state roads.	PD	●		
<u>RECOMMENDATIONS -- PARKS AND RECREATION</u>				
o Requests for new playing fields should be examined within the parameters of educational and other municipal priorities and the availability of Town-owned land.	BOE/ PRC/ PZC	Continuing		
o While current Parks and Recreation projects call for two additional multipurpose playing fields at Wakeman Park, two additional fields adjacent to Staples High School, two additional baseball/softball fields and additional indoor and outdoor basketball courts, each project should be looked at individually as documented needs are established.	BOE/ PRC/ PZC	●	●	
o Maintain and expand the existing senior center programs to meet the projected needs of the older adult population.	TOW	●		
o Provide coastal and riverfront access for launching of sculls, canoes and kayaks.	TOW/ PRC	Continuing		
o Support the continued availability of the state boat launching facility.	TOW	Continuing		
o Construct and/or designate additional paved paths for biking and in-line skating.	PRC/ PWD	●		
o Provide a temporary outdoor seasonal facility for recreational ice-skating, exclusive of organized team competition.	PRC	Continuing		

IMPLEMENTING AGENCIES: BHC - Bridgeport Hydraulic Co; BOE - Board of Education/Staff; BOS - Board of Selectmen; CC - Conservation Commis/Staff; FD - Fire Department; FECB - Flood & Erosion Control Board; HDC - Historic District Commission; HSD - Human Services Department; PD - Police Department; PRC - Parks & Recreation Commis/Staff; PWD - Public Works Department; PZC - Planning & Zoning Commis/Staff; RTM - Representative Town Meeting; TD - Westport/Norwalk Transit District; TOW - Town of Westport; WHA - Westport Housing Authority; WWHD - Westport-Weston Health District.

	Implementing Agency	PRIORITY		
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07
o Relocate the Parks and Recreation Department's general maintenance facility from Longshore Park. If a review of Town-owned land fails to produce suitable space, then land should be acquired. Alternately, consider privatizing the maintenance function.	TOW/ PRC	●		
o The Board of Education is preparing to expand the enrollment capacity of the school system. At the same time, it should review the physical education and recreational facilities needs of Westport's changing population. If needed, it should incorporate appropriate facilities into the plans for renovation, expansion and new construction.	PRC/ BOE	Continuing		
o The Department of Parks and Recreation should consult and coordinate with the Board of Education to maximize the use of both park and school facilities.	PRC/ BOE	Continuing		
o Purchase or otherwise acquire lands which can be used for both recreational and conservation purposes.	TOW	Continuing		
o Continue the policy of making playing fields available for the public when teams are not scheduled for play.	PRC	Continuing		
o The Town should expand the further use of signage, publications and other public relations tools to publicize its recreational activities and facilities.	PRC		●	
<u>RECOMMENDATIONS -- COMMUNITY FACILITIES</u>				
Educational Facilities				
o The Town should proceed with implementation of the Board of Education's short-term and long-term plans to accommodate the delivery of high quality educational service to Westport's youngsters in compliance with contemporary program and space standards.	TOW/ BOE	Continuing		
o New schools should be designed with considerations to future alternative reuse (if and when no longer needed as schools), for environmental efficiency, and to minimize added coverage.	TOW/ BOE	Continuing		
o Continue to update enrollment and population studies to enhance the accuracy of forecasts of the long-term enrollment trend.	BOE	Continuing		
o Many schools are not testing the limits on capacity of the site in terms of sewage treatment, drainage and intensity of use. Contiguous land should be sought to provide room for needed expansion, to aid in keeping the site healthy and to meet the zoning regulations.	TOW/ BOE	●		
o Although it is believed that current enrollment projections and the short- and long-term facility improvements are sufficient to serve Westport's school population over the next decade, there still is need for the Town to plan for and to earmark a "safety valve" school site in the event that future enrollments begin exceeding the best present estimates.	TOW/ BOE		●	
Fire Protection Service				
o Continue to rely on a combination of the local volunteer fire department and mutual aid agreements with Fairfield and Norwalk, with local facilities adequate to accommodate modern equipment and minimize response time.	FD	Continuing		
o Determine whether improved response time and enhanced fire protection service on the east side of Westport require construction of a new fire station to replace the Green's Farms Fire Station, over and above the recently approved automatic aid agreement with Fairfield.	FD		●	

	Implementing Agency	PRIORITY			
		Short-Term (Years 1 & 2) FY98 & FY99	Mid-Term (Years 3 - 5) FY00 - FY02	Long-Term (Years 6 - 10) FY03 -- FY07	
o If the study demonstrates need for replacement of the Green's Farms Station, build a new fire station on a site east of Turkey Hill Road and near the Post Road East.	FD			●	
o Determine the pros and cons of fire training at an established regional facility outside of Westport vs. creating a fire-training facility in Town, and take appropriate action.	FD	●			
Other Town Facilities and Work Sites					
o Determine the potential utility to Westport of the purchase of the former State Police facility on the Post Road East, if and when it is made available to the Town. The state has identified it as surplus property to be disposed of.	TOW	●			
o Bring existing and new community facilities into compliance with mandated handicapped accessibility standards.	TOW/ BOE	Continuing			
o Determine which if any Town agencies presently should be moved from outlying locations to Town Hall, in order to increase operational efficiency and service to the public.	TOW		●		
o Consider Town needs for the Inn at Longshore before the current lease expires in 2007.	TOW		●		
o Provide additional outdoor areas for storage of storm waste material and equipment and a transfer station for leaves and brush.	PWD	●			
Social and Cultural Facilities					
o Provide senior citizens a permanent social facility to accommodate a diversified program for that expanding segment of the population.	TOW	●			
o Determine demand for and if appropriate develop a multipurpose community center	TOW		●		
o Both the senior center and the multipurpose center should be centrally located and easily accessed by Transit District vehicles.	TOW	●	●		
o When planning new community facilities (including schools) or renovating exist-ones, include space for art performance, instruction and display for the primary users and, when available, for other community members.	TOW/ BOE	Continuing			
o Continue the Nature Center's lease of Town-owned land, subject to urgent municipal need.	TOW	Continuing			
o Determine whether the Westport Community Theater should be relocated from Town Hall to free-up space for dispersed Town agencies.	TOW		●		
Emergency and Social Service Support					
o Projections indicate that there will be continuing, increasing, need for emergency shelter and food service facilities in Westport. Local facilities should continue to address this need.	HSD	Continuing			
o The Human Services Department should undertake a study to determine both the extent of need for additional transitional type housing programs and the most suitable locations for such facilities/programs.	HSD	●			

IMPLEMENTING AGENCIES: BHC - Bridgeport Hydraulic Co; BOE - Board of Education/Staff; BOS - Board of Selectmen; CC - Conservation Commis/Staff; FD - Fire Department; FECB - Flood & Erosion Control Board; HDC - Historic District Commission; HSD - Human Services Department; PD - Police Department; PRC - Parks & Recreation Commis/Staff; PWD - Public Works Department; PZC - Planning & Zoning Commis/Staff; RTM - Representative Town Meeting; TD - Westport/Norwalk Transit District; TOW - Town of Westport; WHA - Westport Housing Authority; WWHD - Westport-Weston Health District.

APPENDICES

APPENDIX A

**APPENDIX A
TOWN PARKS AND OPEN SPACE
INVENTORY & CLASSIFICATION**

Town Parks			Classification Type					
		Acres	1	2	3	4	5	6
PK 1	North Avenue and Easton Road	0.15				X		
PK 2	Partrick Road Rotary	0.10				X		
PK 3	Parker Harding Plaza	0.10				X		
PK 4	Library Park	0.10				X		
PK 5	Levitt Pavilion	2.80		X				
PK 6	Jesup Green	1.30		X				
PK 7	Town Hall	4.70			X			
PK 8	Canal Street Park	4.00		X				
PK 9	Town Farm	11.00			X			
PK 10	Oak street and Maplewood Avenue	.53		X				
PK 11	83 Riverside Avenue	.17		X				
PK 12	Pasacreta Park	1.27		X				
PK 13	Compo Beach	29.0			X			
PK 14	Old Mill Beach	1.80			X			
PK 15	Burying Hill Beach	3.79			X			
PK 16	Railroad Place	0.10				X		
PK 17	Samuel Luciano Park	2.5			X			
PK 18	Charles Street Park	0.37			X			
PK 19	Longshore	168.95			X			
PK 20	Winslow Park	29.49		X				
PK 21	Grace K. Salmon Park	11.62		X				
PK 22	Riverside Park	3.17		X				
PK 23	Former Burr Farms School Playing Field	4.3			X			
PK 24	Town Common (and HA 11)	.96				X		
PK 25	Wakeman Farm	27.36			X			

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| 1. Conservation | 4. Beautification |
| 2. Passive Recreation | 5. Farm or "490" Open Space |
| 3. Active Recreation | 6. Historic |

	TOTAL	309.63		54.35	253.77	1.51		
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Town Open Space ("P" indicates public access)			Classification Type					
		Acres	1	2	3	4	5	6
OS 1	Ford Road Fishing Pull-Offs P	1.20		X				
OS 3	Coleytown Road	0.87	X					
OS 4	Silent Grove North	11.00	X					
OS 5	Riverside Avenue Salt Marsh	3.32			X			
OS 6	Railroad Parking and Open Space P	5.2	X					
OS 7	50 Imperial Avenue	6.0				X		
OS 9	Madeline Avenue Salt Marsh	1.45	X					
OS 10	Clapboard Hill Swamp	2.97	X					
OS 11	Hillspoint Open Space	1.25	X					
OS 12	Jennie Lane	5.25	X					
OS 13	Green's Farm Road	5.90	X					
OS 14	Beachside Avenue Wetlands	2.00	X					
OS 15	Sasco Creek	2.00	X					
OS 16	Maple Lane	4.88		X				
OS 17	Westway Road	3.90	X					
OS 18	Stony Brook Road P	11.59		X				
OS 19	Rendoor Park/Saxon Lane	1.00				X		
OS 20	Poses Property	29.86		X				
	TOTAL	100.44	41.78	47.53	3.32	7.8		

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|-----------------------|-----------------------------|
| 1. Conservation | 4. Beautification |
| 2. Passive Recreation | 5. Farm or "490" Open Space |
| 3. Active Recreation | 6. Historic |

Public Schools, Libraries and Fire Stations			Classification Type					
		Acres	1	2	3	4	5	6
S 1	Coleytown School	27.30			X			
S 2	Staples High School	70.50			X			
S 3	Saugatuck Hose Company	0.50		X				
S 4	Long Lots Junior High School	21.50			X			
S 5	Green's Farms Elementary	13.92			X			
S 6	Bedford Junior High School/Kings Highway Elementary	22.6			X			
S 7	Saugatuck Elementary	5.50			X			
S 8	Hillspoint School	6.90			X			
S 9	Westport Public Library, Police Station and Levitt Pavilion	10.71				X		
S 10	Coleytown Firehouse	2.00				X		
	TOTAL	181.43		.50	168.22	12.71		

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| 1. Conservation | 4. Beautification |
| 2. Passive Recreation | 5. Farm or "490" Open Space |
| 3. Active Recreation | 6. Historic |

Aspetuck Land Trust Properties			Classification Type					
		Acres	1	2	3	4	5	6
ALT A-1a	Leonard Schine Nature Preserve at Glendenning	19.61		X				
ALT A-1b	Schine/Glendenning/Daseke Easement	0.02	X					
ALT A-2	Sherwood Millpond Wildlife Refuge	13.40	X					
ALT A-3	Northwoods Nature Preserve	6.94	X					
ALT A-4	Hemlock Kettle on the Saugatuck	1.00+	X					
ALT A-5	Guard Hill Nature Preserve	5.73		X				
ALT A-6	Van Duesen Open Space	2.00	X					
ALT A-7	Wolfson Streamside Preserve	2.13	X					
ALT A-8	Eno Marsh Preserve	14.35		X				
ALT A-9	Signal Lake	8.17	X					
ALT A-10	McColl Open Space	0.78	X					
ALT A-11	Wise Open Space	2.00	X					
ALT A-12	Walter D. Allen Salt Marsh	6.80		X				
ALT A-13	Widmer Open space	1.00	X					
ALT A-14	Vitale Gift	1.00	X					
ALT A-15a	Sasco Pond Preserve A	4.58	X					
ALT A-15b	Sasco Pond Preserve B	1.61	X					
ALT A-16	Bermuda Salt Marsh	1.08	X					
ALT A-17	Taylortown Marsh	3.21	X					
ALT A-18	Brophy Property	17.19	X					
ALT A-19a	Harborview Open Space	1.23	X					
ALT A-19b	Harborview Open Space	0.39	X					
ALT A-20	Sturges Woods	4.04	X					
ALT A-21	Canfield Island Marsh	1.71	X					
ALT A-22	Lehn Farm Open space	2.02	X					
ALT A-23	Hella Rebay Preserve	7.00	X					
ALT A-24	Peters Gate Preserve	6.00	X					
	TOTAL	134.99	88.50	46.49				

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| 1. Conservation | 4. Beautification |
| 2. Passive Recreation | 5. Farm or "490" Open Space |
| 3. Active Recreation | 6. Historic |

Private Open Space with Public Access			Classification Type					
		Acres	1	2	3	4	5	6
OA 1	Westport Nature Center	68.43		X				
OA 2	Connecticut Audubon Society	46.00		X				
OA 3	Connecticut Audubon Society H. Smith Richardson Tree Farm	23.73		X				
OA 4	Goose Island (Nature Conservancy)	3.4	X					
	TOTAL	141.59	3.4	138.16				

Private Open Space			Classification Type					
		Acres	1	2	3	4	5	6
OP 1	Westport YMCA Outdoor Center	25.92			X			
OP 2	Birchwood Country Club	81.90			X			
OP 3	Fairfield Country Hunt Club	39.00			X			
OP 4	Nyala Farm	23.20					X	
	TOTAL	170.02			146.82		23.2	

Historic Areas			Classification Type					
		Acres	1	2	3	4	5	6
HA 1	North Avenue and Coleytown Road	.65						X
HA 2	Old Hill Road & Kings Highway (Drill Ground)	0.3						X
HA 3	Adams Academy, 15 Morningside Drive	2.00						X
HA 4	Colonial Cemetery, Grey's Creek P	4.5						X
HA 5	Green's Farms Common	1.5						X
HA 6	Burying Hill Cemetery	6.00						X
HA 7	Wilton Road & Kings Highway North	1.00						X
HA 8	5 Maple Lane	1.3						X
HA 9	NE Corner of Sherwood Island Connector: Green's Farms Road	5.9						X
HA 10	18 West Parish	0.40						X
HA 11	New Town Common across from Town Hall (and PK 24)							X

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| 1. Conservation | 4. Beautification |
| 2. Passive Recreation | 5. Farm or "490" Open Space |
| 3. Active Recreation | 6. Historic |

HA 12	Platt Cemetery on Post Rd. West	.44						X
	TOTAL	23.99						23.99

Shore Areas			Classification Type					
		Acres	1	2	3	4	5	6
SA 1	State Boat Launch P	0.52			X			
SA 2	Harbor Road	1.90	X					
SA 3	Canal Road	2.50	X					
SA 4	Canal Road and Cockenoe Drive	0.18		X				
SA 5	Hillspoint Road	0.43	X					
SA 6	Jeanette Egan Park P	0.10	X					
SA 7	Driftway	0.10	X					
SA 8	Beachside Avenue Fishing Pathway P	0.10		X				
SA 9	Beachside Wetlands	0.70	X					
SA 10	Sherwood Millpond Tidal Bridge P	1.00		X				
SA 11	Sherwood Island State Park P	274.00			X			
SA 12	MCA Walkway P	0.10		X				
SA 13	MCA Walkway P	0.10		X				
SA 14	Kits Island	0.25	X					
SA 15	Cockenoe Island P	18.75		X				
SA 16	Seymour's Rock	2.00	X					
SA 17	Sheep Rock	1.10	X					
SA 18	East White Rock	0.40	X					
	TOTAL	304.23	9.48	20.23	274.52			

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|-----------------------|-----------------------------|
| 1. Conservation | 4. Beautification |
| 2. Passive Recreation | 5. Farm or "490" Open Space |
| 3. Active Recreation | 6. Historic |

APPENDIX B

APPENDIX B
COMMERCIAL SQUARE FOOTAGE APPROVED
SINCE 1987 TOWN PLAN

YEAR	SQUARE FOOTAGE
1987	34,573
1988	37,680
1989	9,502
1990	10,516
1991	0
1992	5,449
1993	365
1994	563
1995	956
1996	4,616
TOTAL	104,220

APPENDIX C

APPENDIX C
Citizens' Town Plan Roundtables
Held at Westport's Bedford Middle School on
Wednesday, 19 February 1997

To assure adequate public input, the Planning & Zoning Commission sponsored a series of Citizens' Roundtables at which members of Westport's public commented on the Commission's preliminary ideas and offered their own suggestions regarding the Town's 1997 Plan of Conservation and Development.

The Roundtables were organized and implemented under the direction of volunteer Project Coordinators **Marilyn Maginley** and **Roy Dickinson** into eight separate committees, each of which focused on a major topical subject area covered by the Plan. On site support, advice and counsel were provided to the discussion groups, as required, by **Ann Gill** and members of the Town's professional planning staff.

In all, 112 Westport citizens took part in the Roundtables, either as moderators, participants or scribes. Their names and functions are listed below.

Parks and Recreation:

Phil Perlah, Moderator -- Elma Fay, Scribe

Historic Preservation:

Pete Wolgast, Moderator -- Rose Jordan, Scribe

Natural Resources:

Lisa Shufro, Moderator -- Kitty Graves, Scribe

Utilities and Infrastructure:

Paul Green, Moderator -- Tracie Nixon, Scribe

Traffic and Transportation:

Carole Donenfeld, Moderator -- Bernadette Farrell, Scribe

Commercial Development:

Ted Hampe, Moderator -- Nancy Porter, Scribe

Residential Land Use:

Chris O'Sullivan, Moderator -- Pat Horrigan, Scribe

Community Facilities:

Daryl Cheifetz, Moderator -- Luisa Francoeur, Scribe

Participants

GROUP: Parks & Recreation

Ted Rozsa
Cathy Walsh
Bobby Saipe
David Maclay
Pam Kraussman
Bob Gill
Mary Cardel
Elizabeth Kuechenmeister
Larry Tirreno
Mary Tirreno
Frank Charlton
Bob Frey
Mike Laux
Jeff White

Lee Weiner
Christine Lorusso
Becky Goss
Pat Nugent
Ed Weil

GROUP: Historic Preservation

Lisa Kreiger
Joyce Mueller
Gavin Anderson
Allen Raymond
Andrea Cross
Vesna Herman

Participants (Cont.)**GROUP: Natural Resources**

Barlow Cutler-Wotten
Nancy Gault
Katy Goldschmidt
Marian Gaines
Marge Silk
Clarinda Higgins
Donald Snook
Kenneth Kraus
Orvis Yingling
Norma Beck
Nancy Cordoner

Judy Starr
Patricia Coplen
David Waldman
Connie Greenfield
Sidney Kramer
Arlene Donahue
Dave Fugitt
Mark Rubenstein
Mickey Herbst
Sylvia Komarow
Carla Rea
Alexander Gilbertie
Roger Leifer
Doug Bowen
John Vezendy
Sally Poundstone

GROUP: Utilities

Lois Schine
Ivan Pollock
Diane Cady
Don Bergmann
Herb Waldman
Bill Balch
Lou Gagliano
John Humphrey
John Washburn

GROUP: Residential Land Use

David Royce
Perry Bernard
Jean Coleman
Christine Stonbely
Katherine Huber
Adam Starr
Hal Levy
John Fifield
Janet Horowitz
Birthe Shwisna
Lucinda Holbrook

GROUP: Traffic & Transportation

Stuart Handleman
Nate Gibbons
Dona Anderson
Lawrence Adler
Susan Shulman
Michael Goss
Bob Hertzell
Carl Leaman
Barbara Sanderson
Winston Potter

GROUP: Community Facilities

Harold Levine
Richard Root
Maria Nilson
Hermie Wickenden
Tammy Pincavage
Ruth Lyon
Marla Cowen
Judy Sterling
Rev. Peter Powell
Sandra Urist
John Franklin
Mimi Greenlee
Jack Schwartz

GROUP: Commercial Land Use

Drew Friedman
Audrey Bernier